

**210, 4507 45 Street SW
Calgary, Alberta**

MLS # A2275806



\$319,900

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,011 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Garage Faces Front, Guest, Heated Garage, Parkade,		
Lot Size:	-		
Lot Feat:	-		

Heating:	High Efficiency, In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 655
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SUNDAY DEC 28TH 2:00 - 4:00 PM. Enjoy the peace and quiet in this plus 18 Condo Complex. This well-maintained two bedroom - two full bathroom apartment offers an open and inviting layout that offers comfort and agreeable living. Recent upgrades include Luxury Vinyl Plank in the Kitchen and all new paint throughout. The balcony has been resurfaced and both doors and windows that surround the fireplace were replaced in 2025 with no special assessment. Key features include a spacious master bedroom with in-suite bathroom, the second bedroom can be an office or a guest room with a full bathroom right beside it. There is a spacious in-suite laundry and storage room, plus an additional storage locker conveniently located just down the hallway on the 2nd floor. The spacious open-concept floor plan boasts a cozy gas fireplace in the living room, which opens to a balcony. The white kitchen is well equipped with lots of cabinets, a breakfast bar, a walk-in pantry with a full set of modern appliances. The primary bedroom offers a walk-thru His and Her's closet and a private 4-piece ensuite bath. This building is incredibly quiet, making it a perfect retreat, with additional amenities such as a party room on the first floor. Visitor parking is standard with 5 underground heated parking stalls. This well-run complex is beautifully maintained with a healthy reserve fund. Nestled in the mature neighborhood of Glamorgan, this condo is conveniently close to shopping, good schools and Mount Royal University. Very close to Glenmore reservoir where you can enjoy endless activities: hiking, kayaking, walking, picnics, biking... etc. You can quickly jump onto Glenmore trail and access the ring road to either Kananaskis or Banff. Come view this exceptional condo that offers great value today. Don't worry about hot summers as the balcony faces north but still plenty of

sunlight to enjoy through the many windows. This is an adult-only building (18+), it includes a titled corner parking stall (#33) in the heated, underground parkade. Come and enjoy the exclusivity of Glamorgan and what this prime location can offer you. Best of all it's only 20 blocks to the Mount Royal University.