CORD SPERO

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7, 4915 45 Street SW
Calgary, Alberta

MLS # A2278066

$379,000

Division:	Glamorgan
Type:	Residential/Other
Style:	2 Storey
Size:	976 sq.ft.

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Beds:	3	**Baths:**	2

Garage:	Stall
Lot Size:	-
Lot Feat:	Front Yard, Many Trees, Private, Rectangular Lot

Heating:	Fireplace Insert, Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 294
Basement:	None	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-C1 d38
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Beamed Ceilings, Built-in Features, Quartz Counters, Skylight(s)		

Inclusions:	N/A

Looking for your first home or a smart downsizing option in a well-connected Calgary location? This charming, renovated townhouse offers 1,000 sq. ft. of comfortable living space with 3 bedrooms and 2 bathrooms—providing outstanding value compared to apartment-style condos in the same area. With low condo fees under $300 and a well-run, self-managed condominium, this property stands out as one of the best-value townhouses in the neighbourhood, especially given its highly convenient location. Opportunities like this are increasingly rare. Enjoy a spacious, private front yard—a true bonus at this price point—ideal for relaxing, gardening, or enjoying your morning coffee. Cats are welcome; dogs are not permitted. Set in a quiet, often-overlooked complex, the community features an open park where mornings are filled with birdsong, creating a peaceful retreat while remaining close to everything. A bus stop is just 2 minutes away, with quick access to major roadways, nearby shopping, churches, and everyday amenities. Downtown Calgary is only 15 minutes away, and Mount Royal University is just an 8-minute drive. Offering affordability, lifestyle convenience, and a location that outperforms its price, this townhouse is a compelling opportunity for buyers seeking long-term value. Changes have been made, new closet doors, a wall removed from the main bathroom and floors re-installed in the stairs and second floor.