

\$340,000 - 107, 4507 45 Street Sw, Calgary

MLS® #A2148368

\$340,000

2 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Welcome to this exquisite mature living condo, offering over 1,100 square feet of thoughtfully designed living space. Perfectly suited for those seeking comfort and convenience, this charming home boasts two generously sized bedrooms and two well-appointed bathrooms. Each room is bathed in natural light, creating a warm and inviting atmosphere throughout. The open floor plan seamlessly integrates the living and dining areas, providing ample space for both relaxation and entertaining.

One of the standout features of this condo is the large laundry and storage room located within the unit. This practical space not only simplifies your daily chores but also provides additional storage options, ensuring your home remains clutter-free. For those who need even more storage, an extra storage space is available, offering the perfect solution for seasonal items or cherished keepsakes. The convenience of underground parking adds another layer of ease, protecting your vehicle from the elements and providing direct access to your home.

Maintained with care and pride, this condo has been lovingly owned by its original owner. The meticulous upkeep is evident in every corner, from the condition of the interiors to the well-maintained common areas. This is a residence where you can truly feel at home, with the added assurance that it has been preserved to the highest standards. The sense



of community and security within this building further enhances the appeal of this mature living environment.

Location is everything, and this condo delivers in spades. Situated close to a myriad of amenities, you'll find shopping centers, restaurants, medical facilities, and recreational options all within easy reach. Whether you prefer a leisurely stroll through a nearby park, a quick trip to the grocery store, or an evening out dining, everything you need is just a stone's throw away. The convenience of this location cannot be overstated, making daily living both effortless and enjoyable.

Ready to make it your own, this condo offers a blank canvas for you to personalize and transform into your dream home. Whether you envision modern updates or prefer to maintain its classic charm, the possibilities are endless. Embrace the opportunity to live in a spacious, well-maintained, and ideally located home that is perfectly suited for mature living. Don't miss out on this rare find – schedule your viewing today and experience the exceptional lifestyle this condo has to offer.

Built in 1998

Essential Information

MLS® #	A2148368
Price	\$340,000
Sold Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.00
Year Built	1998
Type	Residential

Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	107, 4507 45 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6K7

Amenities

Amenities	Elevator(s), Guest Suite, Parking, Party Room, Recreation Room, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 29th, 2024
Days on Market	11
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office Real Broker

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