



GRASSROOTS
REALTY GROUP

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109, 4507 45 Street SW
Calgary, Alberta

MLS # A2245973



\$300,000

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:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Pantry, Storage, Walk-In Closet(s)		

Inclusions: AS IS WHERE IS

Discover exceptional value in this spacious 2-bedroom, 2-bathroom ground-floor 18+ condo in the well-established community of Glamorgan. Offering nearly 980 square feet of living space, this unit features a functional layout with a bright and open living room, a cozy gas fireplace, and access to a private balcony—perfect for morning coffee or quiet evenings. The kitchen is equipped with classic white cabinetry, white appliances, and a convenient pantry for added storage. The generous primary bedroom includes a walk-through closet and a 4-piece ensuite, while a second bedroom and full bathroom offer great flexibility for guests, roommates, or a home office. Additional highlights include a private laundry room with extra storage space and a titled parking stall for your convenience. Don't miss your chance to see this one today. You won't be disappointed.