



GRASSROOTS
REALTY GROUP

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7, 4915 45 Street SW
Calgary, Alberta

MLS # A2259250



\$388,000

Division:	Glamorgan		
Type:	Residential/Other		
Style:	2 Storey		
Size:	976 sq.ft.	Age:	1975 (50 yrs old)
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: SHed outside

Looking for your first home or considering downsizing? This charming renovated townhouse offers 1,000 sqft of comfortable living space, featuring 3 bedrooms and 2 bathrooms—an excellent value compared to purchasing an apartment condo. Enjoy a spacious, private front yard—a rare find at this price point. The low condo fee of less than \$300 makes this property even more attractive. Cats are allowed, but dogs are not permitted. Located in a quiet, underrated complex, you'll appreciate the peaceful environment and its own open park, where you can enjoy the sound of birds chirping in the morning. The complex offers convenient access to public transportation, with a bus stop just 2 minutes away, as well as easy routes to main roads. Close to shopping, churches, and only 15 minutes to downtown Calgary, with Mount Royal University just an 8-minute drive. This property combines affordability, comfort, and a great location—don't miss out!