



2, 3550 45 Street SW
Calgary, Alberta

MLS # A2168288



\$500,000

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|------------------|---|---------------|------------------|
| Division: | Glenbrook | | |
| Type: | Residential/Five Plus | | |
| Style: | Stacked Townhouse | | |
| Size: | 1,078 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Single Garage Detached, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 0 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete, Wood Frame | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: None

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! TOWNHOME INFILL COMING TO GLENBROOK IN 2025! This exquisite 2-storey townhome offers an impeccable living experience with thoughtful design touches. Featuring 2 beds, 2 baths, and a single detached garage, the home boasts designer finishes, a modern lighting package, and 8-foot interior passage doors. The main floor greets you with luxury vinyl plank flooring, a welcoming front foyer with a built-in closet, and a **STANDOUT CUSTOM KITCHEN** equipped with shaker style cabinetry, a full-height tile backsplash, a central island, quartz countertops, and s/s appliances. The adjacent dining room is perfect for family meals and entertaining, while the living room's oversized window fills the space with natural light. A stylish 2-piece powder room with modern tile flooring, custom cabinetry, a quartz countertop, and an undermount sink completes the main level. Upstairs, the primary bedroom boasts a 3pc ensuite and a private balcony. Across the hall is the well-sized 2nd bedroom boasting a closet and easy access to the main 4pc bathroom. These luxurious ensuites include in-floor heating, fully tiled showers with 10mm glass doors, and quartz countertop sinks. The upper floor also houses a conveniently located laundry closet. The property has high-efficiency plumbing, heating, and electrical features, including pot lighting, a high-efficiency furnace with a humidifier, an on-demand hot water system, a central vacuum system rough-in, and an air conditioning rough-in. A 100 Amp electrical panel ensures the home meets modern electrical demands. Durable and stylish, the exterior features Hardie Board and Smart Board detailing, brushed concrete steps and walks, and pressure-treated fences for privacy. A comprehensive landscaping package adds beauty and tranquillity. Dual-pane vinyl windows

and low-maintenance features enhance both practicality and aesthetic appeal. Located in sought-after Glenbrook, these brand-new townhomes are steps to the Glenbrook Community Assoc., Optimist Athletic Park, and within a walkable distance to many shops, restaurants, and recreation at Westhills Towne Centre. Supporting local has never been more convenient, either, with Glamorgan Bakery a couple of blocks away and 26th Ave local shops (Luke's Drug Mart, Model Land, and more) a short 7-min bike ride down the road! Although tucked away on a quiet street, you can easily access Sarcee Trail and Richmond Rd, making everyday commuting a breeze! Contact us today for more information! *Exterior render, mood boards & interior photos are only for inspiration. Actual finishes may vary. **RMS are taken from the builder's plans and are subject to change upon completion.