



311, 4507 45 Street SW  
Calgary, Alberta

MLS # A2168937



**\$429,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 823
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home		

**Inclusions:** N/A

A rare opportunity to own a TOP Floor unit with 3 LARGE Bedrooms, 2 Bathrooms, 2 Parking Stalls underground and a storage unit. (on the third floor). All this in the heart of Glamorgan. The unit features a lovely open plan with a gas fireplace, a large bright dining room and kitchen with an eating bar & a unique extension to the counter top for extra work top space or for larger family gatherings. The master bedroom has a three piece ensuite and walk in closet. The balcony backs out onto a quiet green space and pathway. Can you believe it- two parking stalls. (16 and 17). The age restriction for this building is 18+. Party room for rent on the main floor. Live in all year round or lock up and head South. View today.