

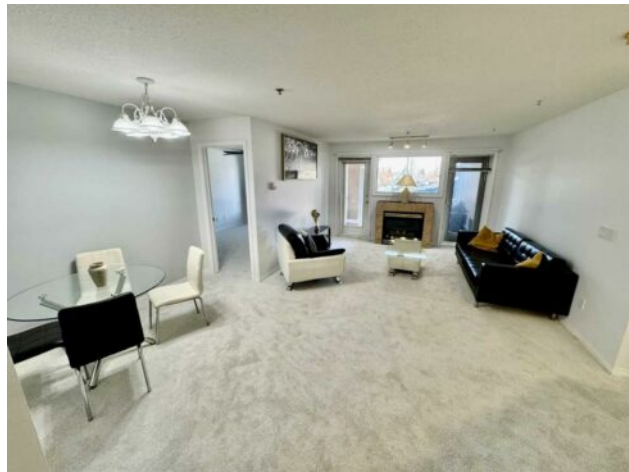


**GRASSROOTS**  
REALTY GROUP

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210, 4507 45 Street SW  
Calgary, Alberta

MLS # A2212552



**\$395,000**

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:	Garage Door Opener, Garage Faces Front, Guest, Heated Garage, Parkade,		
Lot Size:	-		
Lot Feat:	-		

**Heating:** High Efficiency, In Floor, Hot Water, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** -

**Features:** Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 655

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** None

OPEN HOUSE SATURDAY APRIL 19TH 2-4PM. Enjoy the quiet life in this newly refreshed condo. This well-maintained 2 bedroom - 2 bathroom apartment has just been freshly painted and the original linoleum in the kitchen has been replaced with luxury vinyl plank. Don't worry about hot summers as the balcony faces north but still plenty of sunlight to enjoy through the many windows. This is an adult-only building (18+), it includes a titled parking stall(#33) in the heated, underground parkade. Key features include an in-suite laundry and storage, plus an additional storage locker on the 2nd floor. The spacious open-concept floor plan boasts a cozy gas fireplace in the living room, which opens to a balcony. The white kitchen is well equipped with lots of cabinets, a breakfast bar, Walkin pantry with a full set of modern appliances. The primary bedroom offers a walk-thru his and her's closet and a private 4-piece ensuite bath. This building is incredibly quiet, making it a perfect retreat, with additional amenities such as a party room and a guest suite available for rent on the first floor. Visitor parking is standard with 5 stalls available in the underground parkade. This well-run complex is beautifully maintained with a healthy reserve fund. All the interior flooring was just recently replaced. Nestled in the mature neighborhood of Glamorgan, this condo is conveniently close to shopping, good schools and Mount Royal University. You can quickly jump onto Glenmore trail and access the ring road to Kananaskis and Banff. Come view this exceptional condo that offers great value today.