\$310,000 - 103, 4507 45 Street Sw, Calgary

MLS® #A2223130

\$310,000

2 Bedroom, 2.00 Bathroom, 1,111 sqft Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

NEW PRICE! Welcome to this bright and spacious main floor condo in the heart of Glamorgan! With a large open-concept layout, this two-bedroom, two-bathroom unit offers the perfect canvas for your personal touch.

You'll love the oversized kitchen, complete with a pantry and plenty of counter spaceâ€"ideal for entertaining or everyday living. Cozy up by the natural gas fireplace in the expansive living area, or enjoy your morning coffee on the charming south-facing patio that fills the home with beautiful sunlight all day long.

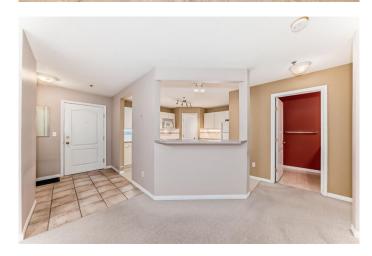
The unit features in-suite laundry for your convenience, and the bedrooms are generously sized, including a primary suite with its own full bathroom. While the finishings are original and ready for a refresh, the smart layout and sunny disposition of this home make it a rare opportunity to create something truly special.

Located in a well-managed complex in one of Calgary's most desirable southwest communities, you're just minutes from shopping, parks, and easy access to downtown.

Don't miss the chance to make this bright and welcoming space your own!







Built in 1998

Essential Information

MLS® # A2223130 Price \$310,000

Bedrooms 2
Bathrooms 2.00

Full Baths 2

Square Footage 1,111
Acres 0.00
Year Built 1998

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 103, 4507 45 Street Sw

Subdivision Glamorgan

City Calgary
County Calgary
Province Alberta
Postal Code T3J6K7

Amenities

Amenities Elevator(s), Car Wash, Recreation Room

Parking Spaces 1

Parking Titled, Underground, Guest, Parkade

Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, Freezer

Heating In Floor
Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Gas

of Stories 3

Exterior

Exterior Features None

Construction Wood Frame

Additional Information

Date Listed May 30th, 2025

Days on Market 83

Zoning M-C1 d100

Listing Details

Listing Office The Real Estate District

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