

**210, 4507 45 Street SW
Calgary, Alberta**

MLS # A2253543



\$335,000

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 d100

Utilities: -

Inclusions: N/A

OPEN HOUSE SATURDAY, SEPTEMBER 6TH 3:00 PM TILL 5:00 PM Location, location, location: Just blocks to Mount Royal University. !8+ Quiet Complex that can be great for University Students to live in or Rent. Enjoy the quiet neighborhood in this well-maintained two bedroom - two full bathroom apartment with a open and inviting layout that offers comfort and turnkey living. Important features include a spacious master bedroom with in-suite bathroom, a second bedroom with its own bathroom which can be an office or a guest room, an in-suite laundry and storage room, plus an additional storage locker conveniently located 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, a walk-in pantry with a full set of modern appliances. The primary bedroom offers a walk-thru his and her 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 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 and did not have an increase in condo fees in 2025. Nestled in the mature neighborhood of Glamorgan, this condo is conveniently close to shopping, good schools and Mount Royal University. It is close to the nearby Glenmore reservoir and Weasel Head pathways where you can enjoy endless activities like: hiking, kayaking, walking, picnics, biking…etc. You can also jump onto the ring road to access the World famous outdoors that include: Kananaskis, Canmore and Banff. Come view this exceptional condo that offers great value today. This condo includes a titled parking stall(#33) in the heated,

underground parkade.