

# \$305,000 - 14, 4915 45 Street Sw, Calgary

MLS® #A2217311

**\$305,000**

3 Bedroom, 1.00 Bathroom, 993 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Nestled in the desirable community of Glamorgan, this spacious corner unit offers a rare combination of comfort, privacy, and convenience. One of its standout features is the exceptional private outdoor living space—perfect for relaxing, entertaining, or enjoying your morning coffee in peace. Step inside to a warm and inviting main level that includes a generous living room with a cozy wood-burning fireplace, a bright dining area, and a well-equipped kitchen with ample cabinetry, a fridge, stove, and dishwasher. Upstairs, you’ll find three well-sized bedrooms and a full 4-piece bathroom—ideal for families or those needing extra space for a home office or guests. Situated in a quiet, owner-managed complex, this unit also includes assigned parking stalls and is available for immediate possession. The location couldn’t be better—just minutes from parks, top-rated schools, Mount Royal University, Westhills Shopping Centre, and public transportation, with quick access to major roadways for an easy commute. Whether you're a first-time buyer, investor, or looking to downsize, this self managed low condo fee home checks all the boxes.

Built in 1975

## Essential Information

MLS® #

A2217311



|                |               |
|----------------|---------------|
| Price          | \$305,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 993           |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 14, 4915 45 Street Sw |
| Subdivision | Glamorgan             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 3W5               |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Visitor Parking   |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Basement          | None   |

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | Courtyard |
| Lot Description   | Cleared   |

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt                          |
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 5             |
| Zoning         | M-C1          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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