

# \$335,000 - 210, 4507 45 Street Sw, Calgary

MLS® #A2253543

## \$335,000

2 Bedroom, 2.00 Bathroom, 1,011 sqft  
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

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.

Built in 1998

### Essential Information

MLS® #	A2253543
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,011
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	210, 4507 45 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6K7

### Amenities

Amenities	Elevator(s), Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking, Garbage Chute, Guest Suite
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Front, Guest, Heated Garage, Parkade, Stall, Titled, Underground

# of Garages 1

### Interior

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

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

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

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Insert, Living Room, Mantle, Tile, Glass Doors, Zero Clearance

# of Stories 3

### Exterior

Exterior Features Balcony, Storage

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

### Additional Information

Date Listed September 2nd, 2025

Days on Market 3

Zoning M-C1 d100

### Listing Details

Listing Office RE/MAX Realty Professionals

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