

# **\$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), Garbage Chute, Guest Suite, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking |
| 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, Glass Doors, Insert, Living Room, Mantle, Tile, 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 12

Zoning M-C1 d100

## Listing Details

Listing Office RE/MAX Realty Professionals

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