

# \$300,000 - 109, 4507 45 Street Sw, Calgary

MLS® #A2245973

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Discover exceptional value in this spacious 2-bedroom, 2-bathroom ground-floor 18+ condo in the well-established community of Glamorgan. Offering nearly 980 square feet of living space, this unit features a functional layout with a bright and open living room, a cozy gas fireplace, and access to a private balcony—perfect for morning coffee or quiet evenings. The kitchen is equipped with classic white cabinetry, white appliances, and a convenient pantry for added storage. The generous primary bedroom includes a walk-through closet and a 4-piece ensuite, while a second bedroom and full bathroom offer great flexibility for guests, roommates, or a home office. Additional highlights include a private laundry room with extra storage space and a titled parking stall for your convenience. Don't miss your chance to see this one today. You won't be disappointed.

Built in 1998

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245973  |
| Price          | \$300,000 |
| 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     | 109, 4507 45 Street Sw |
| Subdivision | Glamorgan              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J6K7                 |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Storage, Trash, Car Wash |
| Parking Spaces | 1                                     |
| Parking        | Stall                                 |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Breakfast Bar, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Other                                             |
| Heating           | In Floor                                          |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Gas                                               |
| # of Stories      | 4                                                 |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Stone, Stucco, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 86               |
| Zoning         | M-C1 d100        |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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