



## 4507 45 Street Calgary Alberta

\$429,900

A rare opportunity to own a TOP Floor unit with 3 LARGE Bedrooms, 2 Bathrooms, 2 Parking Stalls underground and a storage unit. (on the third floor). All this in the heart of Glamorgan. The unit features a lovely open plan with a gas fireplace, a large bright dining room and kitchen with an eating bar & a unique extension to the counter top for extra work top space or for larger family gatherings. The master bedroom has a three piece ensuite and walk in closet. The balcony backs out onto a quiet green space and pathway. Can you believe it- two parking stalls. (16 and 17). The age restriction for this building is 18+. Party room for rent on the main floor. Live in all year round or lock up and head South. View today. (id:6769)

Kitchen 12.75 Ft x 11.83 Ft  
Dining room 12.58 Ft x 9.75 Ft  
Living room 12.58 Ft x 12.50 Ft  
Primary Bedroom 13.17 Ft x 10.58 Ft  
Bedroom 12.83 Ft x 9.17 Ft

Bedroom 14.00 Ft x 10.33 Ft  
3pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom Measurements not available  
Laundry room 10.75 Ft x 7.33 Ft  
Other 12.50 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:  
Calgary West Realty

<http://www.dhalferty.com>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)