



## 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:



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<http://www.dhalferty.com>

**RE/MAX**

**RE/MAX REAL ESTATE  
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