



## 3550 45 Street Calgary Alberta

\$900,000

**\*\*ATTENTION FIRST-TIME BUYERS:** You could qualify for up to a 100% GST rebate on this new home! Enquire Today!\*\* With 5 upper-level units, and 5 lower-level units, this modern townhome project is sure to impress, with an unbeatable inner-city location and time still left to upgrade or customize! This listing includes TWO titled units: one upper-level 2-storey unit (#109) featuring nearly 1,100 sq ft, with 2 beds, 2.5 baths, and a single detached garage, PLUS one lower-level unit directly below (#102) boasting a sunny main floor plus a FULLY FINISHED BASEMENT totalling nearly 1,000 sq ft of developed living space, with 2 beds & 2.5 baths. Live in one and rent the other, or combine both for personal use and have a 4-bedroom townhome with 2,000+ sq ft of living space! Both units feature a sunny and bright open-concept living space, with sleek, low-maintenance luxury vinyl plank (LVP) flooring and large windows. The fully equipped modern kitchens boast dual-tone slab-style cabinetry, quartz countertops, and Samsung stainless steel appliances, including a French-door refrigerator and ceramic-top stove. Completing the main floor of both units is a spacious dining area perfect for family meals and entertaining, a living room with large windows for ample natural light and a stylish 2-piece powder room. The upper-unit level (#109) features a lacquered spindled railing leading to the sunny upper floor, where 2 bedrooms and 2 full bathrooms await. The primary bedroom boasts a 3pc ensuite and a private balcony. Down the hall is a well-sized 2nd bedroom boasting easy access to the main 4pc bathroom. Each bathroom features custom cabinetry, quartz countertops, undermount sinks, and fully tiled showers. The lower-level unit (#102) fully developed basement features 2 bedrooms and 2 full bathrooms. Each bathroom boasts custom cabinetry, quartz counters, undermount sinks, and tiled t...

Living room 15.83 Ft x 13.17 Ft

Kitchen 15.00 Ft x 9.92 Ft

Dining room 12.75 Ft x 9.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 11.42 Ft x 11.00 Ft

Bedroom 10.83 Ft x 9.25 Ft

Primary Bedroom 10.42 Ft x 9.33 Ft

Bedroom 11.00 Ft x 9.33 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 13.42 Ft x 9.50 Ft

Kitchen 13.33 Ft x 9.50 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

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4pc Bathroom .00 Ft x .00 Ft  
3pc Bathroom .00 Ft x .00 Ft

Dining room 11.25 Ft x 8.00 Ft  
2pc Bathroom .00 Ft x .00 Ft