



4507 45 Street Calgary Alberta

\$300,000

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. (id:6769)

Foyer 8.58 Ft x 7.67 Ft

Kitchen 13.17 Ft x 11.92 Ft

Pantry 4.00 Ft x 3.83 Ft

Laundry room 11.00 Ft x 7.33 Ft

Dining room 16.33 Ft x 9.50 Ft

Living room 13.00 Ft x 10.42 Ft

Primary Bedroom 10.25 Ft x 13.08 Ft

Other 6.92 Ft x 4.42 Ft

4pc Bathroom 6.92 Ft x 8.25 Ft

Bedroom 9.08 Ft x 13.08 Ft

3pc Bathroom 5.50 Ft x 8.58 Ft

Listing Presented By:



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