



3550 45 Street Calgary Alberta

\$380,000

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! BRAND NEW TOWNHOME PROJECT COMING SPRING 2026 TO GLENBROOK! With 5 upper-level units, and 5 lower-level units, this modern townhome project is sure to impress, with an unbeatable inner-city location! This lower-level unit boasts 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. Accessible by a private entrance facing the street, the sunny main floor showcases low-maintenance luxury vinyl plank (LVP) flooring, and an open-concept living space with large windows. The modern kitchen features 2-tone slab-style cabinetry, quartz counters, and a Samsung stainless steel appliance package including a French-door refrigerator and ceramic top stove. The adjacent dining room is perfect for family meals and entertaining, while the living room's oversized window fills the space with natural light. A stylish 2-pc powder room completes this level. Downstairs, 2 bedrooms and 2 full bathrooms reside. Each bathroom boasts custom cabinetry, quartz counters, undermount sinks, and tiled tub/showers. Completing the basement is a convenient laundry closet. Durable and stylish, the exterior features Hardie Board and Smart Board detailing, and brushed concrete steps and walks. Located in the heart of the sought-after SW inner-city community of Glenbrook, these brand-new townhomes boast a fantastic location right across the street from Glenbrook School and the Glenbrook Community Association. A number of major amenities are located within an easy 15-min walk, including Safeway, Glamorgan Bakery, and multiple restaurants including Richmond's Pub. Plus, nearly every imaginable amenity can be found in nearby Westhills and Signal Hill Centres which are just a 6 minute drive away. Although peacefully tucked away on a lovely residential street, Sarcee Trail and ...

Primary Bedroom 10.42 Ft x 10.58 Ft
 Bedroom 10.83 Ft x 9.33 Ft
 4pc Bathroom .00 Ft x .00 Ft
 4pc Bathroom .00 Ft x .00 Ft

Living room 11.58 Ft x 7.92 Ft
 Kitchen 15.50 Ft x 9.33 Ft
 Dining room 11.33 Ft x 9.50 Ft
 2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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