



3550 45 Street Calgary Alberta

\$500,000

****ATTENTION FIRST-TIME BUYERS:** You could qualify for up to a 100% GST rebate on this new home! Enquire today to find out more!**** BRAND NEW TOWNHOME PROJECT COMING SOON 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 and time still left to upgrade or customize! This upper-level 2-storey unit features nearly 1,100 sq ft, with 2 beds, 2.5 baths, and a single detached garage. Accessible by a private stairwell, the raised first floor offers a sunny and bright open-concept living space, with sleek, low-maintenance luxury vinyl plank (LVP) flooring and large windows throughout. Fully equipped, the modern kitchen features 2-tone slab-style cabinetry, quartz countertops including a breakfast bar with seating for three, and Samsung stainless steel appliances, 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. Completing this level, a stylish 2-piece powder room offers custom cabinetry, quartz counters, an undermount sink and a full-height mirror - perfect for guests. A lacquered spindled railing leads to the sunny upper floor, where 2 bedrooms and 2 full bathrooms await. The primary bedroom boasts a 3pc ensuite and a private balcony overlooking the residential street out front. 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 upper floor also houses a conveniently located 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...

Living room 14.33 Ft x 13.33 Ft
 Kitchen 15.00 Ft x 8.00 Ft
 Dining room 8.58 Ft x 7.17 Ft
 2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 11.58 Ft x 11.00 Ft
 Bedroom 11.00 Ft x 9.17 Ft
 4pc Bathroom .00 Ft x .00 Ft
 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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