

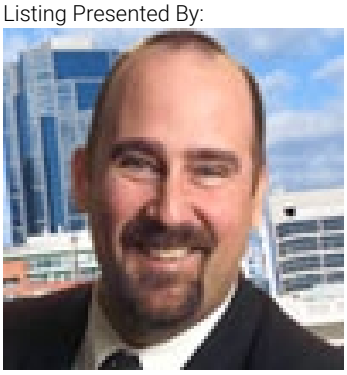
3550 45 Street Calgary Alberta

$399,000

* OPEN HOUSE | NOV. 14 & NOV. 15, 1-3PM * BRAND NEW, MOVE-IN READY & AIRBNB FRIENDLY IN GLENBROOK! A smart opportunity for first-time home buyers, investors, or parents looking to purchase a property near Mount Royal University. With low condo fees of just $281/month, a private assigned garage, and a flexible two-bedroom layout, this townhome offers an appealing combination of affordability, location, and rental potential. Offering over 1,000 sq ft of living space, this upper-level, two-storey townhome features 2 bedrooms, 2.5 bathrooms, and the added privacy of having no neighbours above. Whether you're purchasing your first home, looking for a long-term rental investment, exploring Airbnb or short-term rental opportunities, or buying a property for a university student with the option to rent out the second bedroom, this home offers flexibility for different stages of life. The private entrance leads to a bright, open-concept living space with large windows, durable luxury vinyl plank flooring, and a modern kitchen featuring quartz countertops, sleek cabinetry, and Samsung stainless steel appliances. The adjoining dining and living areas offer plenty of room to relax or entertain, while a convenient powder room completes the main level. Upstairs, both bedrooms feature their own private ensuite bathrooms, an ideal arrangement for roommates, students, or guests. The primary bedroom also includes a private balcony overlooking the park across the street. Upper-floor laundry adds convenience, while the single detached garage provides secure parking and additional storage.THE LOCATION MAKES IT EVEN BETTER. Situated in the established SW Calgary community of Glenbrook, directly across from Glenbrook School and beside the Glenbrook Community Association, this property offers easy access to Mount Royal University, nearby transit, shopping, parks, and everyday amenities. ...

Living room 14.33 Ft x 13.42 Ft
Dining room 8.50 Ft x 9.83 Ft
Kitchen 15.08 Ft x 9.83 Ft
2pc Bathroom 4.83 Ft x 4.92 Ft
Primary Bedroom 14.08 Ft x 11.33 Ft
Primary Bedroom 12.75 Ft x 11.08 Ft
4pc Bathroom 7.75 Ft x 5.58 Ft
4pc Bathroom 8.25 Ft x 5.58 Ft

Listing Presented By:



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