

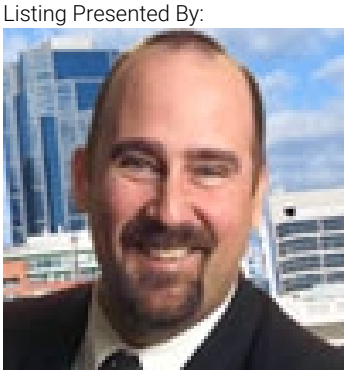
3550 45 Street Calgary Alberta

$299,000

OPEN HOUSE | SATURDAY, Nov 14 & 15 | 1-3 PM. **First-time buyers who qualify for the GST rebate could pay an effective price of 284,762 after the rebate.** BRAND NEW, MOVE-IN READY TOWNHOME in the heart of Glenbrook! Offering close to 1,000 sq ft of total developed living space, this thoughtfully designed multi-level home features 2 bedrooms, 2.5 bathrooms, a PRIVATE STORAGE LOCKER, and TWO SEPARATE EXITS for added convenience and accessibility. An excellent opportunity for first-time buyers, investors, or parents looking to purchase a property for their university student. AIRBNB-FRIENDLY, with flexibility for both short-term and long-term rental opportunities. The bright, open-concept main floor features large windows, durable luxury vinyl plank (LVP) flooring, and a modern kitchen with two-tone slab-style cabinetry, quartz countertops, and a Samsung stainless-steel appliance package, including a French-door refrigerator and ceramic-top stove. The adjoining dining and living areas offer comfortable space for everyday living and entertaining, while a convenient 2-piece powder room completes the main level. Downstairs, the FULLY FINISHED BASEMENT features two bedrooms, each with access to a full bathroom featuring quartz countertops, custom cabinetry, undermount sinks, and tiled tub/shower surrounds. A dedicated laundry closet adds everyday functionality. The exterior combines durable Hardie Board and Smart Board detailing with brushed concrete walkways. LOCATION is another major advantage! Situated across from Glenbrook School and the Glenbrook Community Association, with Safeway, Glamorgan Bakery, restaurants, parks, and everyday amenities nearby. Mount Royal University is just a short drive away, making this an appealing option for students, parents, and investors. Easy access to Sarcee Trail, Richmond Road, Glenmore Trail, and Stoney Trail connects you to down...

Primary Bedroom 10.33 Ft x 11.08 Ft
Bedroom 9.00 Ft x 11.00 Ft
4pc Bathroom 8.25 Ft x 5.58 Ft
4pc Bathroom 7.58 Ft x 5.58 Ft
Kitchen 13.67 Ft x 9.58 Ft
Living room 12.92 Ft x 9.58 Ft
Dining room 11.25 Ft x 8.00 Ft
2pc Bathroom 5.08 Ft x 4.92 Ft

Listing Presented By:



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