

# \$325,000 - 103, 4507 45 Street Sw, Calgary

MLS® #A2223130

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

**\*NEW PRICE!\*** Welcome to this bright and spacious main floor condo in the heart of Glamorgan! With a large open-concept layout, this two-bedroom, two-bathroom unit offers the perfect canvas for your personal touch.

You'll love the oversized kitchen, complete with a pantry and plenty of counter space—ideal for entertaining or everyday living. Cozy up by the natural gas fireplace in the expansive living area, or enjoy your morning coffee on the charming south-facing patio that fills the home with beautiful sunlight all day long.

The unit features in-suite laundry for your convenience, and the bedrooms are generously sized, including a primary suite with its own full bathroom. While the finishings are original and ready for a refresh, the smart layout and sunny disposition of this home make it a rare opportunity to create something truly special.

Located in a well-managed complex in one of Calgary's most desirable southwest communities, you're just minutes from shopping, parks, and easy access to downtown.

Don't miss the chance to make this bright and welcoming space your own!

Built in 1998



## Essential Information

MLS® #	A2223130
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,111
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	103, 4507 45 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J6K7

## Amenities

Amenities	Car Wash, Elevator(s), Recreation Room
Parking Spaces	1
Parking	Guest, Parkade, Titled, Underground

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	None
Construction	Wood Frame

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	50
Zoning	M-C1 d100

**Listing Details**

Listing Office	The Real Estate District
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