

# \$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 | 32             |
| Zoning         | M-C1 d100      |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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