

# \$300,000 - 109, 4507 45 Street Sw, Calgary

MLS® #A2245973

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Discover exceptional value in this spacious 2-bedroom, 2-bathroom ground-floor 18+ condo in the well-established community of Glamorgan. Offering nearly 980 square feet of living space, this unit features a functional layout with a bright and open living room, a cozy gas fireplace, and access to a private balconyâ€”perfect for morning coffee or quiet evenings. The kitchen is equipped with classic white cabinetry, white appliances, and a convenient pantry for added storage. The generous primary bedroom includes a walk-through closet and a 4-piece ensuite, while a second bedroom and full bathroom offer great flexibility for guests, roommates, or a home office. Additional highlights include a private laundry room with extra storage space and a titled parking stall for your convenience. Don't miss your chance to see this one today. You won't be disappointed.

Built in 1998

## Essential Information

MLS® #	A2245973
Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,011
Acres	0.00
Year Built	1998



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	109, 4507 45 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J6K7

### Amenities

Amenities	Elevator(s), Trash, Car Wash, Storage
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Pantry, Storage, Walk-In Closet(s)
Appliances	Other
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

### Additional Information

Date Listed	August 5th, 2025
Days on Market	1
Zoning	M-C1 d100

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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