

311, 4507 45 Street SW
Calgary, Alberta

MLS # A2168937



\$429,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Glamorgan | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 1,250 sq.ft. | Age: | 1998 (26 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 823 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, No Animal Home | | |

Inclusions: N/A

A rare opportunity to own a TOP Floor unit with 3 LARGE Bedrooms, 2 Bathrooms, 2 Parking Stalls underground and a storage unit. (on the third floor). All this in the heart of Glamorgan. The unit features a lovely open plan with a gas fireplace, a large bright dining room and kitchen with an eating bar & a unique extension to the counter top for extra work top space or for larger family gatherings. The master bedroom has a three piece ensuite and walk in closet. The balcony backs out onto a quiet green space and pathway. Can you believe it- two parking stalls. (16 and 17). The age restriction for this building is 18+. Party room for rent on the main floor. Live in all year round or lock up and head South. View today.