



GRASSROOTS

REALTY GROUP

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**109 & 102, 3550 45 Street SW
Calgary, Alberta**

MLS # A2282737



\$835,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,620 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 526
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks		

Inclusions: Second Dishwasher, Second Electric Stove, Second Microwave Hood Fan, Second Refrigerator, Second Washer/Dryer Stacked

Incredible opportunity for a BRAND NEW, MOVE-IN READY TOWNHOME in Glenbrook! This townhome project is AIRBNB FRIENDLY, plus first-time home buyers could qualify for up to a 100% GST REBATE* on their purchase! This listing includes TWO titled units: one upper-level 2-storey unit (#109) featuring nearly 1,100 sq ft, with 2 beds, 2.5 baths, and a single detached garage, PLUS one lower-level unit directly below (#102) boasting a sunny main floor plus a FULLY FINISHED BASEMENT totalling nearly 1,000 sq ft of developed living space, with 2 beds & 2.5 baths. Live in one and rent the other, or combine both for personal use and have a 4-bedroom townhome with over 2,000 sq ft of living space! Both units feature a sunny and bright open-concept living space, with sleek, low-maintenance luxury vinyl plank (LVP) flooring and large windows. The fully equipped modern kitchens boast dual-tone slab-style cabinetry, quartz countertops, and Samsung stainless steel appliances, including a French-door refrigerator and ceramic-top stove. Completing the main floor of both units is a spacious dining area perfect for family meals and entertaining, a living room with large windows for ample natural light and a stylish 2-piece powder room. The upper-unit level (#109) features a lacquered spindled railing leading to the sunny upper floor, where 2 bedrooms and 2 full bathrooms await. The primary bedroom boasts a 3pc ensuite and a private balcony. Down the hall is a well-sized 2nd bedroom boasting easy access to the main 4pc bathroom. Each bathroom features custom cabinetry, quartz countertops, undermount sinks, and fully tiled showers. The lower-level unit (#102) fully developed basement features 2 bedrooms and 2 full bathrooms. Each bathroom boasts custom cabinetry, quartz counters, undermount sinks, and tiled tub/showers. Plus, both units feature a convenient

in-suite laundry closet with a stacked washer/dryer. Durable and stylish, the exterior features Hardie Board and Smart Board detailing, and brushed concrete steps and walks. Located in the heart of the sought-after SW inner-city community of Glenbrook, these brand-new townhomes boast a fantastic location right across the street from Glenbrook School and the Glenbrook Community Association. A number of major amenities are located within an easy 15-min walk, including Safeway, Glamorgan Bakery, and multiple restaurants including Richmond's Pub. Plus, nearly every imaginable amenity can be found in nearby Westhills and Signal Hill Centres which are just a 6 minute drive away. Sarcee Trail and Richmond Rd are both readily accessible. *Interior photos are taken from a similar project by the same builder - details may vary. *Buyers must qualify for the GST rebate program, enquire for details. *VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING FLOORPLANS*