



GRASSROOTS

REALTY GROUP

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109, 3550 45 Street SW
Calgary, Alberta

MLS # A2288826



\$460,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,136 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters		

Inclusions: None

EFFECTIVE PRICE OF JUST \$438,095 for First Time Buyers who qualify for the new GST Rebate!* This is an incredible opportunity for a BRAND NEW, MOVE-IN READY TOWNHOME in Glenbrook! Perfect for a savvy investor, this townhome project is AIRBNB FRIENDLY, plus first-time home buyers could qualify for up to a 100% GST REBATE* on their purchase! This upper-level 2-storey unit features nearly 1,100 sq ft, with 2 beds, 2.5 baths, and a single detached garage. Accessible by a private stairwell, the raised first floor offers a sunny and bright open-concept living space, with sleek, low-maintenance luxury vinyl plank (LVP) flooring and large windows throughout. Fully equipped, the modern kitchen features slab-style cabinetry, quartz countertops and Samsung stainless steel appliances, including a French-door refrigerator and ceramic-top stove. The adjacent dining room is perfect for family meals and entertaining, while the living room's oversized window fills the space with natural light. Completing this level, a stylish 2-piece powder room offers custom cabinetry, quartz counters, an undermount sink and a full-height mirror – perfect for guests. A lacquered spindled railing leads to the sunny upper floor, where 2 bedrooms, each with its own ensuite bathroom await. The primary bedroom also boasts a a private balcony overlooking the residential street out front. The upper floor also houses a conveniently located laundry closet. 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. Although peacefully tucked away on a lovely residential street, Sarcee Trail and Richmond Rd are both readily accessible, making everyday commuting around the city a breeze! Make this new townhome yours! *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!*