



**GRASSROOTS**

REALTY GROUP

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**11, 4915 45 Street SW  
Calgary, Alberta**

**MLS # A2300746**

**\$354,000**



<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,022 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 295
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-C1 d38
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage

**Inclusions:** N/A

**\*\*OPEN HOUSE SUNDAY MAY 03 11:00 AM TO 1:00 PM\*\*** Welcome to Modern Sophistication in the Heart of Glamorgan. This stunning 2+ den bedroom townhouse has been meticulously renovated, offering a contemporary aesthetic of completely new interiors within the charm of an established SW inner-city community. Every inch of this home radiates contemporary style, making it the perfect sanctuary for professionals, young families, or those looking to downsize without compromising on quality. Be the first to cook in this brand-new kitchen featuring expansive modern cabinetry, premium finishes, brand new appliances, and a functional layout designed for both daily life and effortless entertaining. This home received a complete Interior overhaul and no detail was overlooked. Enjoy brand-new flooring, doors, hardware, and interior fixtures throughout the entire home. A curated selection of new lighting fixtures illuminates the open-concept living spaces, highlighting the fresh, modern palette. While the interior is brand new, the "bones" are solid. Windows were replaced just 5 years ago, and the hot water tank is also a recent 5-year-old upgrade. An open floor plan on the main level accommodates a generous living room, eating area and kitchen, as well as a laundry room and utility room. The living room features a wood burning fireplace with new tile surround, and has patio doors opening to the large concrete patio that is fully enclosed for your privacy. Upstairs are the primary bedroom, a second bedroom, and a den or multi-purpose room and a full bathroom. The bathroom is brand new, boasting all-new plumbing fixtures and a chic, contemporary vanity, new tub/shower combination, new toilet, new tile floor, and new tiling in the tub/shower and on the vanity backsplash. New window coverings are through-out the home. This home comes with

one assigned surface parking stall. Located in Glamorgan, one of Calgary's most sought-after SW inner city neighbourhoods, you are perfectly positioned for work and play. Enjoy rapid access to Sarcee Trail, Glenmore Trail, and Crowchild Trail—getting you anywhere in the city in minutes. Minutes away from Mount Royal University, Westhills Shopping Centre, and a variety of local parks and top-rated schools. Rest easy knowing you are part of a well-run, self-managed complex with a high pride of ownership. This quiet enclave is mostly owner-occupied, ensuring a peaceful and stable living environment, and has low condo fees. Please note, dogs are not allowed in this complex.