



GRASSROOTS
REALTY GROUP

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103, 3550 45 Street SW
Calgary, Alberta

MLS # A2317641



\$380,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	547 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 254
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

EFFECTIVE PRICE OF JUST \$361,904 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 move-in ready unit boasts 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 plus a private storage locker. Accessible via a private street-facing entrance, the sunny main floor features low-maintenance luxury vinyl plank (LVP) flooring and an open-concept living space with large windows. The modern kitchen features 2-tone slab-style cabinetry, quartz counters, and a Samsung stainless-steel appliance package, including a French-door refrigerator and a 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. A stylish 2-pc powder room completes this level. Downstairs, 2 bedrooms and 2 full bathrooms reside. Each bathroom boasts custom cabinetry, quartz counters, undermount sinks, and tiled tub/showers. Completing the basement is a convenient laundry closet. Durable and stylish, the exterior features Hardie Board and Smart Board detailing, and brushed concrete steps and walks. Additionally, this unit comes with a private exterior storage locker. 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 within an easy 15-min walk, including Safeway, Glamorgan Bakery, and multiple

restaurants, such as Richmond's Pub. Plus, nearly every imaginable amenity can be found at the nearby Westhills and Signal Hill Centres, 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! *Buyers must qualify for the GST rebate program, enquire for details. *VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING FLOORPLANS & A VIRTUAL TOUR*