

210, 4507 45 Street SW
Calgary, Alberta
MLS # A2212552

\$350,000

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,011 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Garage Faces Front, Guest, Heated Garage, Parkade,		
Lot Size:	-		
Lot Feat:	-		

Heating:	High Efficiency, In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 655
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		
Inclusions:	None		

OPEN HOUSE SATURDAY JULY 19TH NOON TILL 2:00 PM. JUST REDUCED \$25,000 PRICED TO SELL. IF YOU BUY IT IN JULY you'll get your lawyer fees paid by the Seller. Enjoy the quiet life in a nice and quiet neighborhood, this well-maintained two bedroom - two full bathroom apartment with a open and inviting layout that offers comfort and agreeable living. Key features include a spacious master bedroom with in-suite bathroom, a second bedroom with its own bathroom which can be an office or a guest room, an in-suite laundry and storage room, plus an additional storage locker conveniently located on the 2nd floor. The spacious open-concept floor plan boasts a cozy gas fireplace in the living room, which opens to a balcony. The white kitchen is well equipped with lots of cabinets, a breakfast bar, a walkin pantry with a full set of modern appliances. The primary bedroom offers a walk-thru his and her's closet and a private 4-piece ensuite bath. This building is incredibly quiet, making it a perfect retreat, with additional amenities such as a party room on the first floor. Visitor parking is standard with 5 stalls available in the underground parkade. This well-run complex is beautifully maintained with a healthy reserve fund. Nestled in the mature neighborhood of Glamorgan, this condo is conveniently close to shopping, good schools and Mount Royal University. Very close to glenmore reservoir where you can enjoy endless activities like: hiking, kayaking, walking, picnics, biking…etc. You can quickly jump onto Glenmore trail and access the ring road to Kananaskis and Banff. Come view this exceptional condo that offers great value today. Don't worry about hot summers as the balcony faces north but still plenty of sunlight to enjoy through the many windows. This is an adult-only building (18+), it includes a titled parking stall(#33) in the heated, underground

heated parkade. Come and enjoy the exclusivity of this neighborhood and what this apartment offers.