

7, 4915 45 Street SW
Calgary, Alberta

MLS # A2259250



\$395,000

Division:	Glamorgan		
Type:	Residential/Other		
Style:	2 Storey		
Size:	976 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Many Trees, Private, Rectangular Lot		

Heating:	Fireplace Insert, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 294
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Quartz Counters, Skylight(s)		

Inclusions: SHed outside

Looking for your first home or considering downsizing? This charming renovated townhouse offers over 1,000 sqft of comfortable living space, featuring 3 bedrooms and 2 bathrooms—an excellent value compared to purchasing an apartment condo. Enjoy a spacious, private front yard—a rare find at this price point. The low condo fee of less than \$300 makes this property even more attractive. Located in a quiet, underrated complex, you'll appreciate the peaceful environment and its own open park, where you can enjoy bird chirping in the morning. The complex offers convenient access to public transportation, with a bus stop just 2 minutes away, as well as easy routes to main roads. Close to shopping, churches, and only 15 minutes to downtown Calgary, with Mount Royal University just an 8-minute drive. This property combines affordability, comfort, and a great location—don't miss out!