

5, 4915 45 Street SW
Calgary, Alberta

MLS # A2226293



\$329,900

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 241
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan		
Inclusions:	N/A		

3 BEDROOM UNIT | CORNER TOWNHOUSE | LOCATED IN DESIRABLE GLAMORGAN SW | LOW CONDO FEES | FRESH RENOVATION | Welcome to this beautifully renovated end-unit townhouse located in the highly desirable community of Glamorgan SW Calgary. Situated in a quiet and well-maintained complex, this corner row home shares only one wall, offering extra privacy and abundant natural light through the large windows. Step inside to find a bright and spacious living room, perfect for relaxing or entertaining. French doors lead to your own enclosed front patio—an ideal spot to enjoy your morning coffee or create a charming outdoor seating area. The adjacent dining room flows seamlessly into a functional kitchen, complete with ample cabinetry and quality appliances. Recent updates include paint, lighting, flooring, baseboards, kitchen cabinets, counter tops, bathrooms, blinds, and more! On the main level, you'll also appreciate the generous storage space, including a utility/laundry room with dedicated washer and dryer hookups. The home features a high-efficiency furnace. Upstairs, you'll find three well-sized bedrooms, including a large primary bedroom, and a full 4-piece bathroom for added convenience. With low condo fees and thoughtful updates throughout, this home is perfect for first-time buyers, young families, or investors. The unit features a dedicated parking stall as well. Located in a sought-after neighborhood known for its schools, parks, shopping plazas, and access to public transportation, Glamorgan also offers quick connections to Stoney Trail, Glenmore Trail, and Sarcee Trail—making commuting a breeze. Don't miss this opportunity to own a move-in-ready home in one of Calgary's most established communities!