

\$300,000 - 109, 4507 45 Street Sw, Calgary

MLS® #A2245973

\$300,000

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Discover exceptional value in this spacious 2-bedroom, 2-bathroom ground-floor 18+ condo in the well-established community of Glamorgan. Offering nearly 980 square feet of living space, this unit features a functional layout with a bright and open living room, a cozy gas fireplace, and access to a private balcony—perfect for morning coffee or quiet evenings. The kitchen is equipped with classic white cabinetry, white appliances, and a convenient pantry for added storage. The generous primary bedroom includes a walk-through closet and a 4-piece ensuite, while a second bedroom and full bathroom offer great flexibility for guests, roommates, or a home office. Additional highlights include a private laundry room with extra storage space and a titled parking stall for your convenience. Don't miss your chance to see this one today. You won't be disappointed.

Built in 1998

Essential Information

MLS® #	A2245973
Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,011
Acres	0.00
Year Built	1998



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	109, 4507 45 Street Sw
Community	Glamorgan
Condo	Clarion House
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J6K7

Amenities

Amenities	Elevator(s), Storage, Trash, Car Wash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Pantry, Storage, Walk-In Closet(s)
Appliances	Other
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	August 5th, 2025
Days on Market	70
Zoning	M-C1 d100

Listing Details

Listing Office

RE/MAX Landan Real Estate

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