

# **\$335,000 - 210, 4507 45 Street Sw, Calgary**

MLS® #A2253543

## **\$335,000**

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

OPEN HOUSE SATURDAY, OCTOBER 4TH  
2:45 PM TILL 4:45 PM Location, location,  
location: Just blocks to Mount Royal  
University. This 18+ complex is very quiet for  
year-round peaceful living. It can also be a  
money maker for you to rent out to University  
Students. This well-maintained two bedroom -  
two full bathroom apartment offers an open  
and inviting layout that places the living room  
in between the two bedrooms. Great for  
comfort and turnkey living. Important features  
include a spacious master bedroom with an  
ensuite and a second bedroom with its own 3  
piece bathroom. In-suite laundry and a  
spacious storage room along with an  
additional storage locker just down the hall  
makes this condo super-efficient. 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 walk-in pantry with a full set of modern  
appliances. 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  
underground and secured. This well-run  
complex is beautifully maintained with a  
healthy reserve fund. All the units had the  
balcony windows and doors replaced this year  
and the budget was not affected as it is well  
managed. No increase in condo fees in 2025.  
Nestled in the mature neighborhood of  
Glamorgan, this condo is conveniently close to



shopping, good schools and Mount Royal University. It is close to the nearby Glenmore reservoir and Weasel Head pathways where you can enjoy endless activities like: hiking, kayaking, walking, picnics, biking etc. You can also jump onto the ring road to access the World-famous outdoors that include: Kananaskis, Canmore and Banff. Come view this exceptional condo that offers great value today. This condo includes a titled parking stall (#33) in the double secured, heated, underground parkade.

Built in 1998

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253543          |
| Price          | \$335,000         |
| 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     | 210, 4507 45 Street Sw |
| Community   | Glamorgan              |
| Condo       | Clarion House          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 6K7                |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Elevator(s), Garbage Chute, Guest Suite, Parking, Party Room, Secured |
|-----------|-----------------------------------------------------------------------|

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
|                | Parking, Storage, Trash, Visitor Parking                                                          |
| Parking Spaces | 1                                                                                                 |
| Parking        | Garage Door Opener, Garage Faces Front, Guest, Heated Garage, Parkade, Stall, Titled, Underground |
| # of Garages   | 1                                                                                                 |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows  |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | High Efficiency, In Floor, Hot Water, Natural Gas                                                                   |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas, Glass Doors, Insert, Living Room, Mantle, Tile, Zero Clearance                                                 |
| # of Stories      | 3                                                                                                                   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Storage          |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 42                  |
| Zoning         | M-C1 d100           |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.