


$ 299,900.00

# 302 4507 45 STREET SW CALGARY

https://paulbrinton.com

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

Fantastic Location! A spacious, 2 bedroom, 2 bath condo located in an adult building (+18) in the desirable community of Glamorgan. This open concept includes a large dining room and kitchen with eating bar, plenty of cupboards & counter space as well as a walk-in pantry. The living room has...

Image not found or type unknown

## BASIC FACTS

**Style:** Apartment

**MLS ® #:** A1150567

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 1998

**Parking:** Heated Garage, Titled, Underground

**Post Updated:** 2021-11-19 18:09:21

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 10/10/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Ceramic Tile,Laminate,Linoleum

**Fireplace Features:** Gas,Mantle

**Exterior Features:** None

**District:** CAL Zone W

**Inclusions:** None

**Lot Features:** Landscaped,Level

**Heating Type:** Baseboard,Natural Gas

**Fireplace:** 1

**Association Amenities:** Elevator(s),Party Room,Secured Parking,Storage

**Community Features:** Schools Nearby,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** No Smoking Home

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** None

**Levels:** Single Level Unit

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 302

**Suite:** No

**Living Area SF:** 1147.00

**Structure Type:** Low Rise (2-4 stories)

**Zoning:** M-C1 d100

**List Price Square Foot:** $ 265.91

**Photo Count:** 50

**Unit Exposure:** S

**Construction Materials:** Stone,Stucco,Wood Frame

**Appliances:** Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings

**Subdivision Name:** Glamorgan

**Restrictions:** Adult Living,Pet Restrictions or Board approval Required

