

\$500,000 - 2, 3550 45 Street Sw, Calgary

MLS® #A2168288

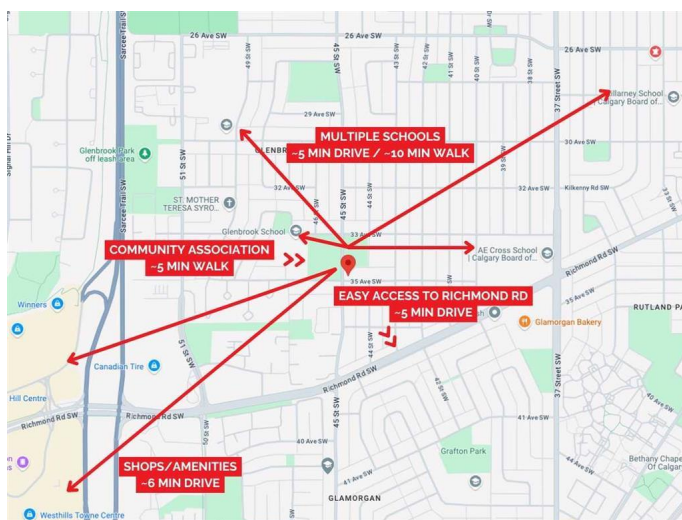
\$500,000

2 Bedroom, 3.00 Bathroom, 1,078 sqft
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* TOWNHOME INFILL COMING TO GLENBROOK IN 2025!**

This exquisite 2-storey townhome offers an impeccable living experience with thoughtful design touches. Featuring 2 beds, 2 baths, and a single detached garage, the home boasts designer finishes, a modern lighting package, and 8-foot interior passage doors. The main floor greets you with luxury vinyl plank flooring, a welcoming front foyer with a built-in closet, and a **STANDOUT CUSTOM KITCHEN** equipped with shaker style cabinetry, a full-height tile backsplash, quartz countertops, and s/s appliances. The adjacent dining room is perfect for family meals and entertaining, while the living room's oversized window fills the space with natural light. A stylish 2-piece powder room with modern tile flooring, custom cabinetry, a quartz countertop, and an undermount sink completes the main level. Upstairs, the primary bedroom boasts a 3pc ensuite and a private balcony. Across the hall is the well-sized 2nd bedroom boasting a closet and easy access to the main 4pc bathroom. These luxurious ensuites include in-floor heating, fully tiled showers with 10mm glass doors, and quartz countertop sinks. The upper floor also houses a conveniently located laundry closet. The property has high-efficiency plumbing, heating, and electrical features, including pot lighting, a high-efficiency furnace with a humidifier, an on-demand hot water system, and an air



#2, 3550 45 STREET SW
MOOD BOARD - FINISHES & SPECIFICATIONS

*Images are for inspiration purposes only.

conditioning rough-in. A 100 Amp electrical panel ensures the home meets modern electrical demands. Durable and stylish, the exterior features Hardie Board and Smart Board detailing, brushed concrete steps and walks, and pressure-treated fences for privacy. A comprehensive landscaping package adds beauty and tranquillity. Dual-pane vinyl windows and low-maintenance features enhance both practicality and aesthetic appeal. Located in sought-after Glenbrook, these brand-new townhomes are steps to the Glenbrook Community Assoc., Optimist Athletic Park, and within a walkable distance to many shops, restaurants, and recreation at Westhills Towne Centre. Supporting local has never been more convenient, either, with Glamorgan Bakery a couple of blocks away and 26th Ave local shops (Luke's Drug Mart, Model Land, and more) a short 7-min bike ride down the road! Although tucked away on a quiet street, you can easily access Sarcee Trail and Richmond Rd, making everyday commuting a breeze! Contact us today for more information! *Exterior render, mood boards & interior photos are only for inspiration. Actual finishes may vary. **RMS are taken from the builder's plans and are subject to change upon completion.

Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2168288 |
| Price | \$500,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,078 |
| Acres | 0.00 |
| Year Built | 2025 |

| | |
|----------|-------------------|
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Stacked Townhouse |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 2, 3550 45 Street Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 3V2 |

Amenities

| | |
|----------------|---|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Off Street, Single Garage Detached, Stall |
| # of Garages | 1 |

Interior

| | |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance |
| Lot Description | Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 25th, 2024 |
| Days on Market | 191 |
| Zoning | R-C2 |

Listing Details

Listing Office

RE/MAX House of Real Estate

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.