

# \$305,000 - 14, 4915 45 Street Sw, Calgary

MLS® #A2217311

**\$305,000**

3 Bedroom, 1.00 Bathroom, 993 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Nestled in the desirable community of Glamorgan, this spacious corner unit offers a rare combination of comfort, privacy, and convenience. One of its standout features is the exceptional private outdoor living space—perfect for relaxing, entertaining, or enjoying your morning coffee in peace. Step inside to a warm and inviting main level that includes a generous living room with a cozy wood-burning fireplace, a bright dining area, and a well-equipped kitchen with ample cabinetry, a fridge, stove, and dishwasher. Upstairs, you’ll find three well-sized bedrooms and a full 4-piece bathroom—ideal for families or those needing extra space for a home office or guests. Situated in a quiet, owner-managed complex, this unit also includes assigned parking stalls and is available for immediate possession. The location couldn’t be better—just minutes from parks, top-rated schools, Mount Royal University, Westhills Shopping Centre, and public transportation, with quick access to major roadways for an easy commute. Whether you're a first-time buyer, investor, or looking to downsize, this home checks all the boxes.

Built in 1975

## Essential Information

MLS® #

A2217311



Price	\$305,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	993
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	14, 4915 45 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3W5

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### Exterior

Exterior Features	Courtyard
Lot Description	Cleared

Roof	Asphalt
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Zoning	M-C1

**Listing Details**

Listing Office	eXp Realty
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