

# \$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	190
Zoning	R-C2

### **Listing Details**

Listing Office

RE/MAX House of Real Estate

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