

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

MLS® #A2168288

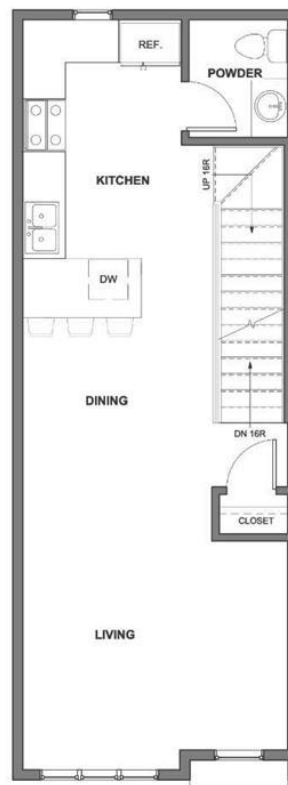
## \$500,000

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

Glenbrook, Calgary, Alberta

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* BRAND NEW TOWNHOME PROJECT COMING SOON TO GLENBROOK! With 5 upper-level units, and 5 lower-level units, this modern townhome project is sure to impress, with an unbeatable inner-city location and time still left to upgrade or customize! This upper-level 2-storey unit features nearly 1,100 sq ft, with 2 beds, 2.5 baths, and a single detached garage. Accessible by a private stairwell, the raised first floor offers a sunny and bright open-concept living space, with sleek, low-maintenance luxury vinyl plank (LVP) flooring and large windows throughout. Fully equipped, the modern kitchen features 2-tone slab-style cabinetry, quartz countertops including a breakfast bar with seating for three, and Samsung stainless steel appliances, including a French-door refrigerator and ceramic-top stove.

The adjacent dining room is perfect for family meals and entertaining, while the living room's oversized window fills the space with natural light. Completing this level, a stylish 2-piece powder room offers custom cabinetry, quartz counters, an undermount sink and a full-height mirror – perfect for guests. A lacquered spindled railing leads to the sunny upper floor, where 2 bedrooms and 2 full bathrooms await. The primary bedroom boasts a 3pc ensuite and a private balcony overlooking the residential street out front. Down the hall is a well-sized 2nd bedroom boasting easy access



to the main 4pc bathroom. Each bathroom features custom cabinetry, quartz countertops, undermount sinks, and fully tiled showers. The upper floor also houses a conveniently located laundry closet. Durable and stylish, the exterior features Hardie Board and Smart Board detailing, and brushed concrete steps and walks. Located in the heart of the sought-after SW inner-city community of Glenbrook, these brand-new townhomes boast a fantastic location right across the street from Glenbrook School and the Glenbrook Community Association. A number of major amenities are located within an easy 15-min walk, including Safeway, Glamorgan Bakery, and multiple restaurants including Richmond's Pub. Plus, nearly every imaginable amenity can be found in nearby Westhills and Signal Hill Centres which are just a 6 minute drive away. Although peacefully tucked away on a lovely residential street, Sarcee Trail and Richmond Rd are both readily accessible, making everyday commuting around the city a breeze! Make this new townhome yours! \*Interior photos are samples taken from past projects - actual finishes may vary. \*\*RMS measurements derived 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 Single Garage Detached  
# of Garages 1

### Interior

Interior Features See Remarks, Breakfast Bar, Open Floorplan  
Appliances Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan, Washer/Dryer Stacked  
Heating Forced Air  
Cooling Rough-In  
Basement None

### Exterior

Exterior Features Private Entrance  
Lot Description See Remarks  
Roof Asphalt Shingle  
Construction Concrete, Wood Frame, Cement Fiber Board  
Foundation Poured Concrete

### Additional Information

Date Listed September 25th, 2024  
Days on Market 203  
Zoning H-GO

### Listing Details



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