

\$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

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