

# \$400,000 - 8, 3550 45 Street Sw, Calgary

MLS® #A2216067

**\$400,000**

2 Bedroom, 3.00 Bathroom, 543 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 lower-level unit boasts a sunny main floor plus a **FULLY FINISHED BASEMENT** totalling nearly 1,000 sq ft of developed living space, with 2 beds & 2.5 baths. Accessible by a private entrance facing the street, the sunny main floor showcases low-maintenance luxury vinyl plank (LVP) flooring, and an open-concept living space with large windows. The modern kitchen features 2-tone slab-style cabinetry, quartz counters, and a Samsung stainless steel appliance package 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. A stylish 2-pc powder room completes this level. Downstairs, 2 bedrooms and 2 full bathrooms reside. Each bathroom boasts custom cabinetry, quartz counters, undermount sinks, and tiled tub/showers. Completing the basement is a convenient 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 a past project - 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® #         | A2216067          |
| Price          | \$400,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 543               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 8, 3550 45 Street Sw |
| Subdivision | Glenbrook            |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3E 3V2 |

### Amenities

|           |      |
|-----------|------|
| Amenities | None |
| Parking   | None |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Separate Entrance                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                         |
| Cooling           | Rough-In                                                                           |
| 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 | April 30th, 2025 |
| Zoning      | H-GO             |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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