

# \$329,900 - 5, 4915 45 Street Sw, Calgary

MLS® #A2226293

**\$329,900**

3 Bedroom, 1.00 Bathroom, 926 sqft  
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

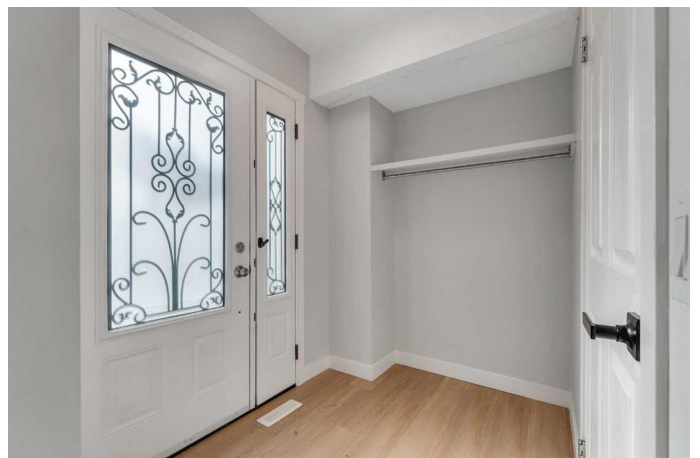
3 BEDROOM UNIT | CORNER TOWNHOUSE  
| LOCATED IN DESIRABLE GLAMORGAN  
SW | LOW CONDO FEES | FRESH  
RENOVATION |

Welcome to this beautifully renovated end-unit townhouse located in the highly desirable community of Glamorgan SW Calgary. Situated in a quiet and well-maintained complex, this corner row home shares only one wall, offering extra privacy and abundant natural light through the large windows.

Step inside to find a bright and spacious living room, perfect for relaxing or entertaining. French doors lead to your own enclosed front patio—an ideal spot to enjoy your morning coffee or create a charming outdoor seating area. The adjacent dining room flows seamlessly into a functional kitchen, complete with ample cabinetry and quality appliances. Recent updates include paint, lighting, flooring, baseboards, kitchen cabinets, counter tops, bathrooms, blinds, and more!

On the main level, you'll also appreciate the generous storage space, including a utility/laundry room with dedicated washer and dryer hookups. The home features a high-efficiency furnace.

Upstairs, you'll find three well-sized bedrooms, including a large primary bedroom, and a full 4-piece bathroom for added convenience.



With low condo fees and thoughtful updates throughout, this home is perfect for first-time buyers, young families, or investors. The unit features a dedicated parking stall as well.

Located in a sought-after neighborhood known for its schools, parks, shopping plazas, and access to public transportation, Glamorgan also offers quick connections to Stoney Trail, Glenmore Trail, and Sarcee Trail—making commuting a breeze.

Don't miss this opportunity to own a move-in-ready home in one of Calgary's most established communities!

Built in 1975

### Essential Information

MLS® #	A2226293
Price	\$329,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	926
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	5, 4915 45 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3W5

## Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

## Interior

Interior Features	No Animal Home, Open Floorplan
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Basement	None

## Exterior

Exterior Features	Courtyard
Lot Description	City Lot, Low Maintenance Landscape
Roof	Asphalt
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	M-C1 d38

## Listing Details

Listing Office	Real Broker
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