$500,000 - 108, 3550 45 Street Sw, Calgary

MLS® #A2216066

$500,000

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

Glenbrook, Calgary, Alberta

ATTENTION FIRST-TIME BUYERS: You could qualify for up to a 100% GST rebate on this new home! Enquire today to find out more! 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 â€“ 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 Richmondâ€™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 builderâ€™s plans and are subject to change upon completion. *VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!*

Built in 2025

Essential Information

MLS® #	A2216066
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	108, 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	Breakfast Bar, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Rough-In
Basement	None

Exterior

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

Additional Information

Date Listed	April 30th, 2025

Days on Market	59
Zoning	H-GO

Listing Details

Listing Office	RE/MAX House of Real Estate

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