

\$395,000 - 7, 4915 45 Street Sw, Calgary

MLS® #A2259250

\$395,000

3 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

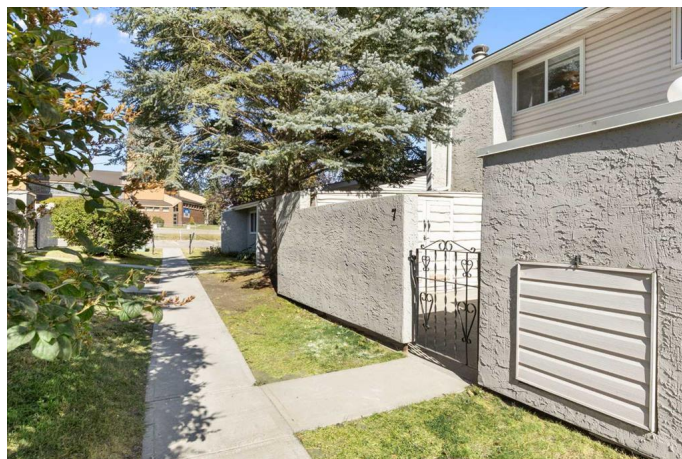
Looking for your first home or considering downsizing? This charming renovated townhouse offers over 1,000 sqft of comfortable living space, featuring 3 bedrooms and 2 bathrooms—an excellent value compared to purchasing an apartment condo. Enjoy a spacious, private front yard—a rare find at this price point. The low condo fee of less than \$300 makes this property even more attractive.

Located in a quiet, underrated complex, you'll appreciate the peaceful environment and its own open park, where you can enjoy bird chirping in the morning. The complex offers convenient access to public transportation, with a bus stop just 2 minutes away, as well as easy routes to main roads. Close to shopping, churches, and only 15 minutes to downtown Calgary, with Mount Royal University just an 8-minute drive. This property combines affordability, comfort, and a great location—don't miss out!

Built in 1975

Essential Information

MLS® #	A2259250
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	976
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	7, 4915 45 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3W5

Amenities

Amenities	Park, Parking, Picnic Area, Snow Removal, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Built-in Features, Quartz Counters, Beamed Ceilings, Skylight(s)
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas, Fireplace Insert
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	2
Zoning	M-C1 d38

Listing Details

Listing Office	Royal LePage Benchmark
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