

201, 4507 45 Street SW
Calgary, Alberta

MLS # A2316857



\$339,900

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,010 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 696
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, French Door, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, Storage, Walk-In Closet(s)

Inclusions: N/A

**** OPEN HOUSE SATURDAY JUNE 6TH 12-2PM **** Bright, spacious, and beautifully maintained, this corner unit in Clarion House offers the perfect blend of comfort, natural light, and convenience in the heart of Glamorgan. This bright and inviting corner/end unit offers a warm, functional layout with beautiful East and South exposure, filling the home with natural light throughout the day. Thoughtfully maintained and updated, this spacious 2-bedroom, 2-bathroom suite features gorgeous hardwood flooring, large windows, a cozy living room with a fireplace, and access to an oversized covered balcony, the perfect spot to enjoy your morning coffee or relax in the summer months. The kitchen offers stainless steel appliances, an upgraded countertop, tile backsplash, raised breakfast bar, double Kohler sinks, generous cabinetry, and a pantry for added storage. The open dining area provides plenty of room for hosting, while the second bedroom with French doors makes an ideal guest room, den, or work-from-home office. The spacious primary bedroom can comfortably accommodate a king-sized bed and includes a 4-piece ensuite and walk-in closet with added shelving. Both bathrooms have been upgraded with newer counters, sinks, faucets, low-flush toilets, and lighting. Additional features include in-suite laundry with extra storage, a large same-floor storage locker, and a titled underground parking stall conveniently located close to the entrance and elevators. This well-maintained 18+ building offers a welcoming foyer, social/meeting room, and a quiet, comfortable atmosphere. Located close to Westhills, Signal Hill, Mount Royal University, shopping, transit, parks, schools, churches, and everyday amenities, this is a fantastic opportunity for downsizers, professionals, or anyone looking for a bright and spacious home in a convenient southwest location.