

# \$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
Days on Market	1
Zoning	H-GO

### Listing Details

Listing Office	RE/MAX House of Real Estate
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