

# \$900,000 - 109 & 102, 3550 45 Street Sw, Calgary

MLS® #A2228780

**\$900,000**

4 Bedroom, 6.00 Bathroom, 1,620 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!\*\* 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 listing includes TWO titled units: one upper-level 2-storey unit (#109) featuring nearly 1,100 sq ft, with 2 beds, 2.5 baths, and a single detached garage, PLUS one lower-level unit directly below (#102) boasting 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. Live in one and rent the other, or combine both for personal use and have a 4-bedroom townhome with 2,000+ sq ft of living space! Both units feature a sunny and bright open-concept living space, with sleek, low-maintenance luxury vinyl plank (LVP) flooring and large windows. The fully equipped modern kitchens boast dual-tone slab-style cabinetry, quartz countertops, and Samsung stainless steel appliances, including a French-door refrigerator and ceramic-top stove. Completing the main floor of both units is a spacious dining area perfect for family meals and entertaining, a living room with large windows for ample natural light and a stylish 2-piece powder room. The upper-unit level (#109) features a lacquered spindled railing leading to the sunny upper floor, where 2 bedrooms and 2 full bathrooms await. The



primary bedroom boasts a 3pc ensuite and a private balcony. 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 lower-level unit (#102) fully developed basement features 2 bedrooms and 2 full bathrooms. Each bathroom boasts custom cabinetry, quartz counters, undermount sinks, and tiled tub/showers. Plus, both units feature a convenient in-suite laundry closet with a stacked washer/dryer. 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 stacked townhome yours! \*Interior photos are samples taken from a past project - actual finishes may vary. \*\*RMS measurements derived from the builderâ€™s plans and are subject to change upon completion.

Built in 2025

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2228780  |
| Price  | \$900,000 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 6.00              |
| Full Baths     | 4                 |
| Half Baths     | 2                 |
| Square Footage | 1,620             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 109 & 102, 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                                                                           |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full, Suite                                                              |

### 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    | June 13th, 2025 |
| Days on Market | 50              |
| Zoning         | H-GO            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.