



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3550 45 Street #2, Calgary T3E 3V2**

MLS®#: **A2168288**

Area: **Glenbrook**

Listing Date: **09/25/24**

List Price: **\$564,900**

Status: **Active**

County: **Calgary**

Change: **-\$35k, 04-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,077**  
Low Sqft:  
Ttl Sqft: **1,077**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**23**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **Stacked Townhouse**

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Off Street, Single Garage Detached, Stall**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Cement Fiber Board, Concrete, Wood Frame**  
Flooring: **Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`10" x 13`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`10" x 9`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`5" x 11`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-C2

Fee Freq:

Monthly

Legal Desc:

TBV

Remarks

Pub Rmks:

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* TOWNHOME INFILL COMING TO GLENBROOK IN 2025!** This exquisite 2-storey townhome offers an impeccable living experience with thoughtful design touches. Featuring 2 beds, 2 baths, and a single detached garage, the home boasts designer finishes, a modern lighting package, and 8-foot interior passage doors. The main floor greets you with luxury vinyl plank flooring, a welcoming front foyer with a built-in closet, and a **STANDOUT CUSTOM KITCHEN** equipped with shaker style cabinetry, a full-height tile backsplash, a central island, quartz countertops, and s/s appliances. 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-piece powder room with modern tile flooring, custom cabinetry, a quartz countertop, and an undermount sink completes the main level. Upstairs, the primary bedroom boasts a 3pc ensuite and a private balcony. Across the hall is the well-sized 2nd bedroom boasting a closet and easy access to the main 4pc bathroom. These luxurious ensuites include in-floor heating, fully tiled showers with 10mm glass doors, and quartz countertop sinks. The upper floor also houses a conveniently located laundry closet. The property has high-efficiency plumbing, heating, and electrical features, including pot lighting, a high-efficiency furnace with a humidifier, an on-demand hot water system, a central vacuum system rough-in, and an air conditioning rough-in. A 100 Amp electrical panel ensures the home meets modern electrical demands. Durable and stylish, the exterior features Hardie Board and Smart Board detailing, brushed concrete steps and walks, and pressure-treated fences for privacy. A comprehensive landscaping package adds beauty and tranquillity. Dual-pane vinyl windows and low-maintenance features enhance both practicality and aesthetic appeal. Located in sought-after Glenbrook, these brand-new townhomes are steps to the Glenbrook Community Assoc., Optimist Athletic Park, and within a walkable distance to many shops, restaurants, and recreation at Westhills Towne Centre. Supporting local has never been more convenient, either, with Glamorgan Bakery a couple of blocks away and 26th Ave local shops (Luke's Drug Mart, Model Land, and more) a short 7-min bike ride down the road! Although tucked away on a quiet street, you can easily access Sarcee Trail and Richmond Rd, making everyday commuting a breeze! Contact us today for more information! \*Exterior render, mood boards & interior photos are only for inspiration. Actual finishes may vary. \*\*RMS are taken from the builder's plans and are subject to change upon completion.

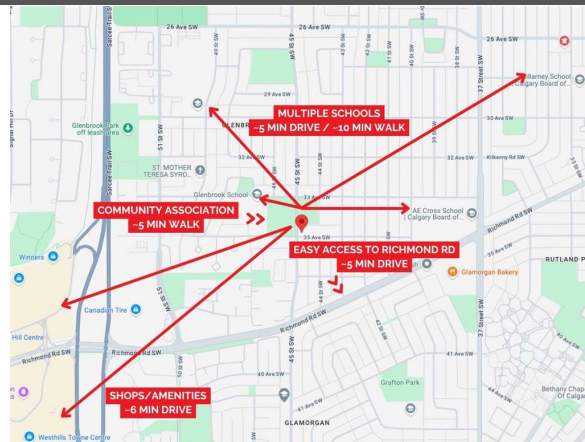
Inclusions:

None

Property Listed By:

RE/MAX House of Real Estate

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



**#2, 3550 45 STREET SW**  
MOOD BOARD - FINISHES & SPECIFICATIONS



**#2, 3550 45 STREET SW**  
MOOD BOARD - KITCHEN



**#2, 3550 45 STREET SW**  
MOOD BOARD - POWDER ROOM

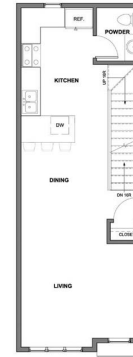
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**#2, 3550 45 STREET SW**  
MOOD BOARD - PRIMARY ENSUITE

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#2, 3550 45 STREET SW (Upper Unit) | MAIN FLOOR



#2, 3550 45 STREET SW (Upper Unit) | UPPER FLOOR

