#103 3550 45 Street SW

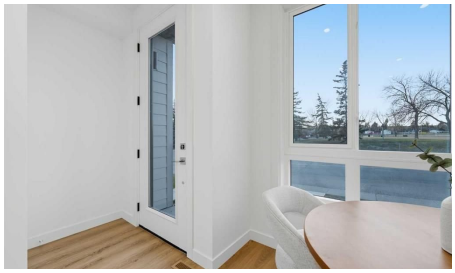
Calgary | Active | MLS® A2354707

$299,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2026**	**445.47 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

*NOV. 22, 1-3 PM * First-time buyers who qualify for the GST rebate could pay an effective price of 284,762 after the rebate.** BRAND NEW, MOVE-IN READY TOWNHOME in the heart of Glenbrook! Offering close to 1,000 sq ft of total developed living space, this thoughtfully designed multi-level home features 2 bedrooms, 2.5 bathrooms, a PRIVATE STORAGE LOCKER, and TWO SEPARATE EXITS for added convenience and accessibility. An excellent opportunity for first-time buyers, investors, or parents looking to purchase a property for their university student. AIRBNB-FRIENDLY, with flexibility for both short-term and long-term rental opportunities. The bright, open-concept main floor features large windows, durable luxury vinyl plank (LVP) flooring, and a modern kitchen with two-tone slab-style cabinetry, quartz countertops, and a Samsung stainless-steel appliance package, including a French-door refrigerator and ceramic-top stove. The adjoining dining and living areas offer comfortable space for everyday living and entertaining, while a convenient 2-piece powder room completes the main level. Downstairs, the FULLY FINISHED BASEMENT features two bedrooms, each with access to a full bathroom featuring quartz countertops, custom cabinetry, undermount sinks, and tiled tub/shower surrounds. A dedicated laundry closet adds everyday functionality. The exterior combines durable Hardie Board and Smart Board detailing with brushed concrete walkways. LOCATION is another major advantage! Situated across from Glenbrook School and the Glenbrook Community Association, with Safeway, Glamorgan Bakery, restaurants, parks, and everyday amenities nearby. Mount Royal University is just a short drive away, making this an appealing option for students, parents, and investors. Easy access to Sarcee Trail, Richmond Road, Glenmore Trail, and Stoney Trail connects you to downtown Calgary, Westhills and Signal Hill shopping, and routes toward the mountains. Whether you're purchasing your first home, looking for a low-maintenance property, or expanding your investment portfolio, this Glenbrook townhome offers a practical combination of location, flexibility, and modern living. *Buyers must meet the eligibility requirements to be approved for the First-Time Home Buyers' GST Rebate program. Please contact the listing agent for additional information.*

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354707
Bedrooms	2
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse-Stacked
Total Living Area:	445.47 sq. ft.
Main Level Finished Area:	445.47 sq. ft.
Below Grade Finished Area:	485.52 sq. ft.
Condo Fee:	$254.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Reserve Fund Contributions
Front Exposure:	East
Floor Location:	Other
Entry Level:	1
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2026 (Age: 0)
Bedrooms:	2 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2610354/8
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	Yes
Construction Material:	Cement Fiber Board, Concrete, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Glenbrook
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer
Inclusions:	n/a
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Kitchen · 13'8" × 9'7" ·
Main Floor	Living Room · 12'11" × 9'7" ·
Main Floor	Dining Room · 11'3" × 8' ·
Basement	Bedroom - Primary · 11'1" × 10'4" ·

Basement	Bedroom · 11' × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Open Floorplan, Quartz Counters
Exterior Features:	Private Entrance
Patio And Porch Features:	None
Lot Features:	Back Lane, Corner Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	H-GO
Listed Date:	Nov 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-3550-45-street-sw-calgary-a2354707/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.