#107 3550 45 Street SW

Calgary | Active | MLS® A2354557

$399,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2026**	**1,027.68 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE | NOV. 14 & NOV. 15, 1-3PM * BRAND NEW, MOVE-IN READY & AIRBNB FRIENDLY IN GLENBROOK! A smart opportunity for first-time home buyers, investors, or parents looking to purchase a property near Mount Royal University. With low condo fees of just $281/month, a private assigned garage, and a flexible two-bedroom layout, this townhome offers an appealing combination of affordability, location, and rental potential. Offering over 1,000 sq ft of living space, this upper-level, two-storey townhome features 2 bedrooms, 2.5 bathrooms, and the added privacy of having no neighbours above. Whether you're purchasing your first home, looking for a long-term rental investment, exploring Airbnb or short-term rental opportunities, or buying a property for a university student with the option to rent out the second bedroom, this home offers flexibility for different stages of life. The private entrance leads to a bright, open-concept living space with large windows, durable luxury vinyl plank flooring, and a modern kitchen featuring quartz countertops, sleek cabinetry, and Samsung stainless steel appliances. The adjoining dining and living areas offer plenty of room to relax or entertain, while a convenient powder room completes the main level. Upstairs, both bedrooms feature their own private ensuite bathrooms, an ideal arrangement for roommates, students, or guests. The primary bedroom also includes a private balcony overlooking the park across the street. Upper-floor laundry adds convenience, while the single detached garage provides secure parking and additional storage.

THE LOCATION MAKES IT EVEN BETTER. Situated in the established SW Calgary community of Glenbrook, directly across from Glenbrook School and beside the Glenbrook Community Association, this property offers easy access to Mount Royal University, nearby transit, shopping, parks, and everyday amenities. Sarcee Trail, Glenmore Trail, Richmond Road, and Stoney Trail provide convenient connections to downtown Calgary, major employment areas, and routes toward the mountains. Westhills and Signal Hill shopping centres are just a short drive away, while grocery stores, local restaurants, and neighbourhood amenities are within walking distance.

For first-time buyers, this is an opportunity to enter the Calgary real estate market with a brand-new, low-maintenance home. For investors, the combination of Airbnb-friendly condominium bylaws, low monthly condo fees, proximity to Mount Royal University, and a roommate-friendly floor plan offers multiple potential rental strategies. For parents of university students, it provides an alternative to renting, with the potential to retain the property as an investment in the future.

A NEW HOME TODAY, WITH FLEXIBILITY FOR TOMORROW. Discover the benefits of owning in Glenbrook.

Short-term rentals remain subject to board approval, applicable municipal licensing and regulations

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354557
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
Total Living Area:	1,027.68 sq. ft.
Main Level Finished Area:	500.49 sq. ft.
Upper Level Finished Area:	486.94 sq. ft.
Condo Fee:	$281.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Reserve Fund Contributions
Front Exposure:	East
Floor Location:	Other
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2026 (Age: 0)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0

Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	2610354
Heating:	Forced Air
Basement:	None, Finished
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:	Yes
Garage Spaces:	1
Parking:	Alley Access, Assigned, Common, Enclosed, Single Garage Detached
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, Parking
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer

Inclusions:	n/a
Restrictions:	Board Approval
Pets Allowed:	Restrictions
2nd Floor	Living Room · 14'4" × 13'5" ·
2nd Floor	Dining Room · 9'10" × 8'6" ·
2nd Floor	Kitchen · 15'1" × 9'10" ·
3rd Floor	Bedroom - Primary · 14'1" × 11'4" ·
3rd Floor	Bedroom - Primary · 12'9" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Breakfast Bar, Built-in 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:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/107-3550-45-street-sw-calgary-a2354557/

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