209 4507 45 Street

Calgary | Active | MLS® A2346649

$315,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1998**	**995.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

If you’ve been looking for comfortable adult living (18+) with a spacious, functional layout and some great updates already taken care of, this one is worth a look. Welcome to Clarion House in Glamorgan, where this nearly 1,000 sq. ft. second-floor condo offers two bedrooms and two full bathrooms, including a generous primary bedroom with its own four-piece ensuite. The open living and dining area gives you plenty of room to entertain or simply relax at home, while a gas fireplace with stone surround adds warmth and character to the living room. The kitchen has been refreshed with new cabinet doors, and several other recent updates make this home feel especially well cared for, including newer flooring approximately two years ago, fresh paint, a new washing machine and new flooring on the private balcony. Central air conditioning keeps things comfortable through Calgary’s warmer months, while in-floor heating is a welcome bonus when the temperatures drop. You’ll also appreciate the convenience of in-suite laundry, an elevator and a titled underground parking stall. And then there’s the location. We love Glamorgan for its mature surroundings, established community feel and just how easy everyday life is here. Walking and biking paths, parks and tennis courts are nearby, along with groceries, coffee, restaurants, the much-loved Glamorgan Bakery, pharmacy and other everyday services. Glamorgan Shopping Centre and Richmond Square make it easy to take care of many day-to-day errands close to home, while Westhills and Signal Hill are only minutes away for even more shopping, dining and services. It’s a great combination of low-maintenance adult living and a west Calgary neighbourhood that has so much to offer. For all the photos, community information, and a guided 360 tour, click the links below!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346649
Bedrooms	2
Bathrooms	2
Year Built	1998
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	995.65 sq. ft.
Main Level Finished Area:	995.65 sq. ft.
Condo Fee:	$687.47
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1998 (Age: 28)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9912162
Heating:	In Floor, Hot Water, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Stone
Garage:	No
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
Condo Name:	Clarion House
Community:	Glamorgan
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Adult Living, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 13' × 9'3" ·
Main Floor	Dining Room · 16'6" × 9'5" ·
Main Floor	Foyer · 8'7" × 7'5" ·
Main Floor	Kitchen · 12'11" × 11'4" ·
Main Floor	Laundry · 10'10" × 7'5" ·

Main Floor	Living Room · 12'9" × 10'11" ·
Main Floor	Bedroom - Primary · 14'11" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Granite Counters
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1 d100
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/209-4507-45-street-calgary-a2346649/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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