

\$749,800 - 3550 45 Street Sw, Calgary

MLS® #A2107530

\$749,800

4 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

****Rare**** ONE of the MOST ATTRACTIVE OPPORTUNITIES in the CALGARY MARKETPLACE TODAY!

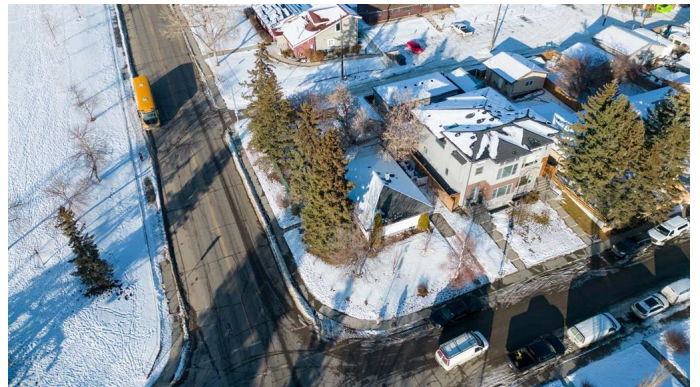
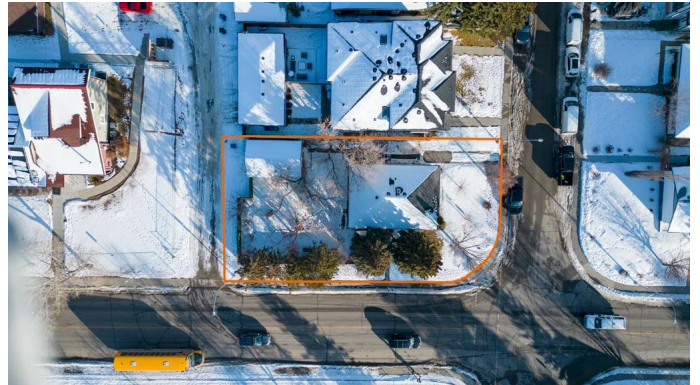
Calling all

BUILDERS/DEVELOPERS/INVESTORS and homebuyers who want an amazing lot with a liveable home and illegal 1 bedroom suite in the basement. 6146 sq/ft CORNER LOT ~ GLENBROOK ~ ACROSS FROM GREENSPACE ~ R-2 ZONING. Welcome to 3550 45 Street SW; this charming corner lot bungalow has 4 bedrooms, 2 bathrooms and a MASSIVE BACK YARD. This home is pretty well laid out too and in a highly desirable area, a mere walking distance from school and adjoining playground, community center, ice arena and a block out from Sarcee Trail. The front of this home looks over the back playground of a school, ample parking and clear views of clean greenspace. Sorry no pics of basement due to tenant. Common laundry for up and down. Ideal possession for seller Mid may to June 1st 2024. These corner lots are very rare in this community. Do not wait...Call your agent now!

Built in 1959

Essential Information

MLS® #	A2107530
Price	\$749,800
Sold Price	\$890,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	981
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3550 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3V2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 15th, 2024
Days on Market	1
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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