

\$785,000 - 755 (a & B) 45 Street Sw, Calgary

MLS® #A2111732

\$785,000

4 Bedroom, 2.00 Bathroom, 1,747 sqft

Residential on 0.14 Acres

Westgate, Calgary, Alberta

Original owner side by side duplex in Westgate! This has been a family home for years with the benefits of additional income from the attached suite. A lovely treed lot and fantastic location facing a park with close proximity to schools, shopping, restaurants and transportation. Main level floor plans are pretty much identical on both sides and include the living room, kitchen with dinette, full 4 piece bathroom, 2 bedrooms and both have hardwood under wall to wall carpets in the main floor living areas. Each side has a separate side entrance to the lower level and on side A(northside) it is fully developed with a rec room, potential third bedroom (set up as a bedroom), laundry room, storage and utility room. Side B has a large undeveloped area, an area set up as a bedroom, laundry room, storage and utility room. Roof shingles were replaced in 2018, newer water heaters in both sides (2021 & 2020) and both furnaces were serviced in 2023. There is street parking in front of the duplex and additional off street parking behind the property accessed from the back lane. This location is walking distance to several schools and enjoys the benefits of a park/green space right across the street.

Built in 1958

Essential Information

MLS® # A2111732

Price \$785,000



Sold Price	\$841,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,747
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	755 (a & B) 45 Street Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2B6

Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, On Street

Interior

Interior Features	Laminate Counters, Separate Entrance, Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Lawn, Landscaped, Sloped Down, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2024
Date Sold	March 4th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office MaxWell Capital Realty

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