

\$697,000 - 1911 45 Street Sw, Calgary

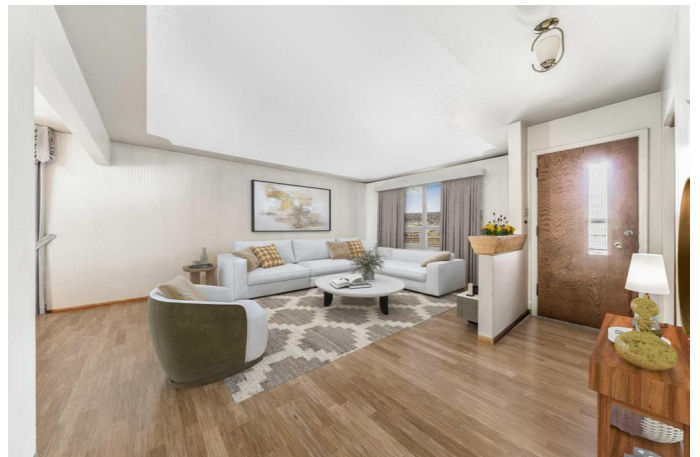
MLS® #A2118947

\$697,000

3 Bedroom, 2.00 Bathroom, 1,231 sqft
Residential on 0.16 Acres

Glendale, Calgary, Alberta

Attention investors, land developers, and home builders: this is your chance to seize a prime redevelopment opportunity in Glendale! Situated on a generous 70' x 100' corner lot with a west-facing backyard, this charming bungalow boasts over 2,130 sq. ft. of living space. Step inside to discover a welcoming living room enhanced with a bank of picture windows that flood the space with the natural morning sunlight. The main floor features original oak hardwood floors beneath the carpeted areas and in the closets, offering 3 spacious bedrooms, 4-piece bathroom and a retro kitchen overlooking the private backyard. A separate entrance at the back leads downstairs to the fully finished basement, equipped with TWO separate furnaces, a rumpus room, an additional 3-piece bathroom, laundry room, and multiple storage spaces. This flexible layout offers the potential for a live-up / rent-down or to buy now and develop later! With an oversized single attached garage and a long driveway accommodating two more cars, parking is never an issue. While the home has been well-maintained by its original owner, it awaits your creative touch to unleash its full potential. (Note: shingles replaced approximately 7 years ago, and appliances in working order, sold as-is.) Conveniently located just steps from the LRT station and public transportation with easy access to downtown, 17th Avenue, Stoney Trail, and the mountains, this property offers unbeatable accessibility. Nearby amenities



include shopping centers, restaurants, schools within walking distance, parks, and Optimist Athletic Park, offering a variety of recreational activities such as playgrounds, outdoor skating rinks, tennis courts, and toboggan hills. Unlock the endless possibilities of this highly sought-after neighborhood and transform this property into something truly remarkable!

Built in 1957

Essential Information

MLS® #	A2118947
Price	\$697,000
Sold Price	\$742,600
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,231
Acres	0.16
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1911 45 Street Sw
Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3S6

Amenities

Parking Spaces	3
Parking	Front Drive, Garage Faces Front, Oversized, Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Freezer, Refrigerator, Washer
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2024
Date Sold	April 5th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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