

\$799,900 - 2839 45 Street Sw, Calgary

MLS® #A2122890

\$799,900

4 Bedroom, 3.00 Bathroom, 1,037 sqft

Residential on 0.11 Acres

Glenbrook, Calgary, Alberta

Welcome to the fabulous, fully renovated home. They have taken an old home and transformed it into an open floor plan with a total of 1924 square feet, which is perfect for families and entertaining. The main floor has two bedrooms and two full baths with a gorgeous ensuite in the primary bedroom. This home has been professionally renovated inside and out including all new windows, including egress windows in the basement. New doors, baseboard, and casing, new flooring throughout, new lighting, brand new complete kitchen (structural beam for the open kitchen), A combination of granite and quartz throughout the house. The kitchen has all-new stainless appliances, a large center island, and this home boasts three new bathrooms. A new furnace was installed in 2019, new plumbing and backflow valve in 2018, a new hot water tank in 2020, and attic insulation topped up to R50 in 2023. On the exterior, there is new siding, exterior trim, gutters and fascia, and roof shingles all done in 2021. There is more! This home also includes a new concrete pad (back patio), a new back deck and sidewalks, new fencing, and a lovely front veranda for those morning coffees. Your new home comes complete with landscaping, a greenhouse, plus extra parking beside the double garage for a trailer or another vehicle. Everything in this stunning home was properly engineered and permitted. This gorgeous home will not last, it's everything you have been looking for!!. Book your private showing and pack your



bags.

Built in 1960

Essential Information

MLS® #	A2122890
Price	\$799,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,037
Acres	0.11
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2839 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1Y6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks
Appliances	Dishwasher, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	ENERGY STAR Qualified Equipment, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, None

Exterior

Exterior Features	Balcony, Other
Lot Description	Back Lane, Back Yard, Lawn, Interior Lot, Landscaped, Level, Rectangular Lot
Roof	Asphalt
Construction	See Remarks, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	April 26th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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