

\$849,900 - 4307 45 Street Sw, Calgary

MLS® #A2129734

\$849,900

5 Bedroom, 2.00 Bathroom, 1,100 sqft
Residential on 0.14 Acres

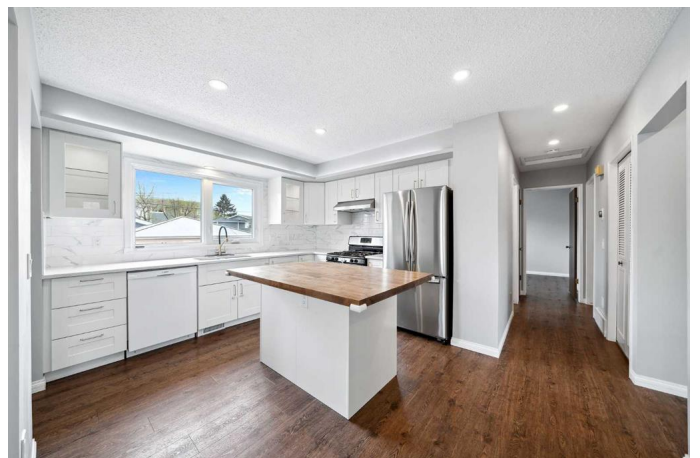
Glamorgan, Calgary, Alberta

Located in the heart of Glamorgan, this property has been beautifully finished with a minimalist modern theme, creating a timeless design throughout the home that is perfect for families, friends, and everyday living. Featuring 5 bedrooms, 2 full bathrooms, 2 living areas, over 2,030 square feet of developed space, and is situated on a 50' x 119' lot with a west-facing backyard. With a brand new oversized double detached garage with level 2 universal charging station for your EV vehicles. Featuring an array of upgrades like newer asphalt shingles, backyard fence, vinyl windows, high efficiency furnace, 200 amp panel, extensive backyard landscaping, A/C, gazebo, irrigation, newer stainless steel appliances, and a 4 person cedar barrel sauna for wellness and relaxation in your own backyard.

The expansive living area invites you with its large windows and cozy wood burning fireplace, perfect place to unwind and enjoy family time. Adjacent is the roomy dining room featuring upgraded lighting and ample space for entertaining with your loved ones.

The modern and upgraded kitchen offers quartz countertops, soft close cabinets and drawers, a breakfast bar with built-in storage, stainless steel appliances including a gas cooktop, and a large window facing the sunny west backyard.

The primary bedroom accommodates a king-sized bed comfortably with a generous closet space. It is conveniently located next to



the upper level 5 piece bathroom featuring dual vanities, with subway tile accents. Another bedroom on this upper level is perfect for a growing family or a home office. The lower level offers a recreational room with a second wood burning fireplace, a TV area with TV included, and a crawl space for extra storage. Three additional bedrooms with a full 4 piece bathroom complete this floor. The larger triple paned windows throughout provide added comfort and efficiency all year-round. The fully fenced and landscaped west-facing backyard is entirely private and captures optimal sunshine all year long, where you can bbq all summer long in the comfort of your home. This gem has been professionally finished throughout and is fully move-in ready. With close proximity to downtown, shopping centres, and schools nearby, this could be your next home.

Some photos have been virtually staged

Built in 1976

Essential Information

MLS® #	A2129734
Price	\$849,900
Sold Price	\$830,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4307 45 Street Sw
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Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3W2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Great Room, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Gazebo, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	June 2nd, 2024
Days on Market	18
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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