

\$749,900 - 1940 45 Street Sw, Calgary

MLS® #A2134433

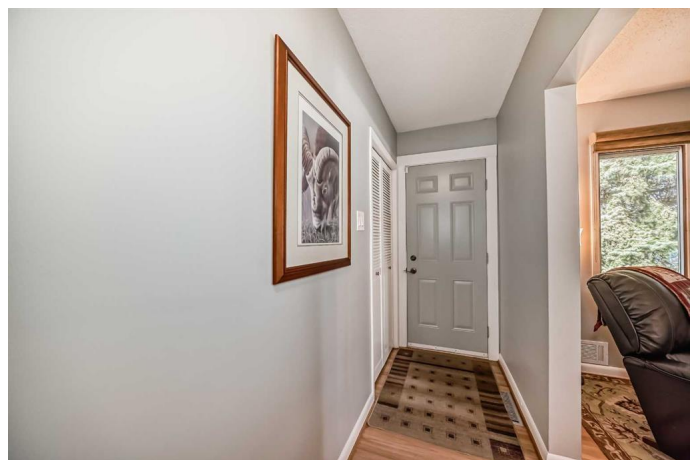
\$749,900

3 Bedroom, 3.00 Bathroom, 963 sqft

Residential on 0.15 Acres

Glendale, Calgary, Alberta

Great opportunity in this fully finished updated 3 bed, 3 bath bungalow in desirable Glendale with 1791 sq ft of developed space! Conveniently located close to City Center; Short walk to 45 St LRT station; Close to parks, schools, Optimist Athletic Park; & Quick access out to the mountains! Oversized 65 ft x 99.5 ft lot with big back yard. Step in to a bright living room/dining room with hardwood floor and large West-facing window. The updated kitchen features full height maple cabinetry with crown moulding and lower valance with lights, granite counters, and stainless-steel appliances including a double oven. The incredible primary suite has a big walk-in closet with pocket doors leading to a private 3-pce ensuite with an extended granite vanity, and a large shower. A second bedroom and a 4-pce bathroom with a skylight complete the main floor. Fully permitted and renovated basement in 2017 including all new plumbing, electrical, insulation, drywall, ceiling, flooring, and electrical panel. Back entrance leads down to basement or up to kitchen. An expansive rec room features custom millwork on the staircase, a custom live-edge bar with fridge, and an under stair storage nook. A great sized third bedroom has a 3-pce ensuite with a big 10mm glass corner shower. Large laundry/storage room with a sink. Additional upgrades include A/C, new shingles on roof and garage in 2020, all updated windows, high-efficiency furnace, radon vent for peace of mind, and blackout blinds on bedroom



windows! The massive and private back yard includes two large concrete patios for entertaining, mature trees/perennials, a gas line for a BBQ, and is fully fenced. Huge 22 ft x 24 ft double detached garage with a workshop, electrical panel, and heater!

Built in 1955

Essential Information

MLS® #	A2134433
Price	\$749,900
Sold Price	\$745,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	963
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1940 45 Street Sw
Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3S7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Gravel Driveway, Heated Garage, Oversized

Interior

Interior Features	Bar, Closet Organizers, Granite Counters, No Smoking Home, Separate
-------------------	---

	Entrance, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 27th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Rhinorealty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.