

\$1,100,000 - 2212 45 Street Sw, Calgary

MLS® #A2139252

\$1,100,000

4 Bedroom, 2.00 Bathroom, 1,562 sqft

Residential on 0.19 Acres

Glendale, Calgary, Alberta

Rare opportunity in Glendale, backing onto park!!! Do not miss this opportunity to own this beautifully renovated 4-level split residence offering over 2600 square feet of meticulously crafted living space. Embraced by lush greenspace and parks, both at the front and back, this home invites you to indulge in nature's beauty every day. Step into a haven where mature trees frame a beautifully landscaped backyard, creating a serene sanctuary overlooking the park. Inside, a seamless open concept design awaits, featuring 4 bedrooms and 2 full bathrooms thoughtfully arranged for functional living. Every detail has been carefully considered in the renovations. Enjoy the warmth of a gas fireplace in the basement and a cozy wood burning fireplace on the main level, both adorned with stone surrounds. Upstairs, two inviting bedrooms and a 4-piece bath offer comfort and tranquility, while the lower level beckons with abundant sunlight streaming through above-grade windows, illuminating two additional bedrooms and another 4-piece bath. The main floor showcases a spacious formal dining room overlooking the kitchen and breakfast bar, perfect for entertaining guests. Outside, the backyard oasis awaits, complete with underground sprinklers to maintain the lush greenery. The fourth level adds versatility with a recreation room, ample storage, and convenient laundry facilities. This home is truly a must-see, offering not just a residence but a lifestyle. Conveniently located, the house



backs onto a park with amenities such as playgrounds, tennis courts, and skating rinks, while another park across the street boasts one of the best tobogganing hills in the southwest. With a location making commuting downtown a breeze, just a 10-minute ride away. Plus, the neighborhood is home to many schools, making it an ideal choice for families.

Built in 1958

Essential Information

MLS® #	A2139252
Price	\$1,100,000
Sold Price	\$1,080,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,562
Acres	0.19
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2212 45 Street Sw
Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3T2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Lawn, Landscaped, Many Trees, Private
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 13th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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