

\$648,900 - 4320 45 Street Sw, Calgary

MLS® #A2166287

\$648,900

4 Bedroom, 2.00 Bathroom, 1,167 sqft

Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

4320 45th Street SW located in the very desirable community of Glamorgan is an amazing opportunity! An original owner home that has been very well maintained. 1167 sq ft on the main floor with a functional "L" shaped layout that includes a spacious living and dining room, a kitchen with patio doors to the covered deck, four-piece bathroom and three good sized bedrooms. Hardwood floors run throughout the main floor. The basement is finished with a rec room, den, workshop, an addition bedroom and a three-piece bathroom. This home sits on a 55X100 ft lot. There are lots of trees and a beautiful garden in the private and secure east facing back yard that also includes a 24x22 double garage. Students can walk to Mount Royal University in 10 minutes, public and Catholic elementary schools in 5 minutes without crossing any busy streets, commute Downtown in 20 minutes and have easy access to the ring road to be out of the city quickly. Close to shopping, playgrounds and public transportation is only a block away. This is a great property waiting for your renovation ideas or bring your architect and build your dream home in a beautiful established community!

Built in 1958

Essential Information

MLS® # A2166287

Price \$648,900



Sold Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,167
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4320 45 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3W1

Amenities

Parking Spaces	2
Parking	Garage Door Opener, Alley Access, Double Garage Detached

Interior

Interior Features	No Smoking Home, No Animal Home
Appliances	Freezer, Refrigerator, Washer/Dryer, Electric Stove, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone, Wood Burning, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, City Lot, Lawn, Garden, Gentle Sloping, Interior Lot, Landscaped, Many Trees, Fruit Trees/Shrub(s), Private, Street

	Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2024
Date Sold	October 30th, 2024
Days on Market	42
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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