

\$600,000 - 4928 45 Street Sw, Calgary

MLS® #A2254492

\$600,000

3 Bedroom, 1.00 Bathroom, 987 sqft
Single Family on 0.13 Acres

Glamorgan, Calgary, Alberta

Discover an exceptional investment opportunity in the highly sought-after community of Glamorgan. This 1960-built bungalow is ideal for investors, renovators, or buyers eager to add value through a full renovation or future redevelopment. Flooded with natural light from both the east and west, the main level offers 3 bedrooms and a full bathroom, while the lower level provides a blank canvas for your design vision. The property also features an oversized double detached garage along with a rear parking padâ€”perfect for a recreational vehicle or additional parking. Set on a 50â€™ x 100â€™ R-CG lot on a quiet street, this home combines location and potential. Just minutes from schools, parks, Mount Royal University, Grey Eagle Event Centre, Westhills Shopping District, and numerous restaurants, it offers both convenience and long-term growth. Whether youâ€™re considering a tear-down, a major renovation, or holding for future development, this property is a rare opportunity in one of Calgaryâ€™s most established neighbourhoods. (id:6289)



Built in 1960

Essential Information

Listing #	A2254492
Price	\$600,000
Bedrooms	3

Bathrooms	1.00
Square Footage	987
Acres	0.13
Year Built	1960
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4928 45 Street Sw
Subdivision	Glamorgan
City	Calgary
Province	Alberta
Postal Code	T3E3W4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, No Smoking Home
Parking Spaces	2
Parking	Detached Garage, RV
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Window/Sleeve Air Conditioner, Stove, Dryer, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Basement	Separate entrance

Exterior

Exterior	Stucco
Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
----------------	------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 8:01pm PDT