

# \$999,000 - 4940 45 Street Sw, Calgary

MLS® #A2260055

**\$999,000**

3 Bedroom, 3.00 Bathroom, 1,382 sqft

Single Family on 0.13 Acres

Glamorgan, Calgary, Alberta

**HUGE TRIPLE DET GARAGE Completely Rebuilt Bungalow**. This isn't just a renovation—it's a complete transformation. Taken right down to the studs and rebuilt with precision and care, this stunning bungalow offers the look and feel of a brand-new home in an established, sought-after neighborhood. Featuring over 2,300 sq ft of beautifully finished living space, this home includes 5 bedrooms + office + bar across two levels (2 bedrooms + office up, 2 bedrooms + bar/entertaining area down), offering flexible options for families, guests, or those working from home. With all-new electrical, plumbing, HVAC, lighting, and structural components, no detail has been overlooked. The bright, open-concept main floor flows seamlessly from a chef-inspired kitchen—complete with brand-new, high-end appliances—into an inviting living and dining area with custom built-ins throughout. Downstairs, enjoy a fully developed lower level featuring a stylish bar, media space, and additional bedrooms. This home is equipped with two new furnaces and dual-zone heating, allowing for independent climate control on both levels for optimal comfort. Outside, you'll find a professionally landscaped yard, brand-new exterior, private deck with gas line, and a newly built triple garage with RV parking beside—a rare and valuable feature for homeowners with recreational vehicles or extra storage needs. Ideally located within walking distance to Mount Royal University,



local caf  s, grocery stores, and just minutes from Stoney Trail and Signal Hill Shopping Centre, this home combines lifestyle and location in one perfect package. A rare opportunity to own a completely reimagined, move-in-ready home in a mature community. Absolutely stunning  come see it for yourself.

(id:6289)

Built in 1960

**Essential Information**

Listing #	A2260055
Price	\$999,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,382
Acres	0.13
Year Built	1960
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	4940 45 Street Sw
Subdivision	Glamorgan
City	Calgary
Province	Alberta
Postal Code	T3E3W4

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, Gas BBQ Hookup
Parking Spaces	5
Parking	Detached Garage, Oversize
# of Garages	3

**Interior**

Appliances	Refrigerator, Dishwasher, Stove
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Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Concrete, Stucco
Construction	Poured concrete
Foundation	Poured Concrete

## Listing Details

Listing Office Century 21 Bravo Realty



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