

\$619,900 - 4316 45 Street Sw, Calgary

MLS® #A2262202

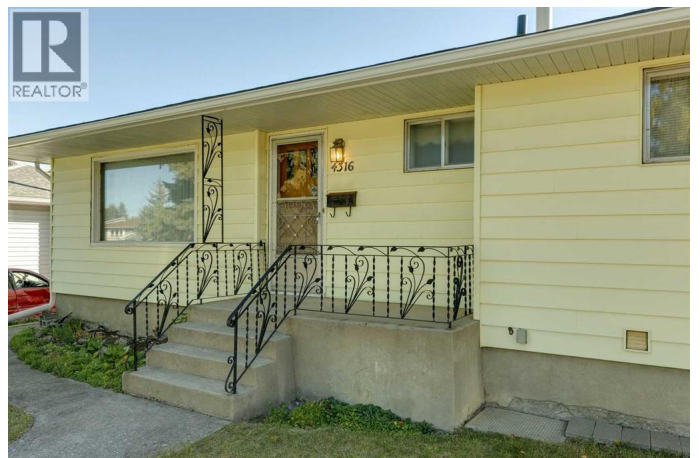
\$619,900

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.13 Acres

Glamorgan, Calgary, Alberta

Immaculately maintained, custom built home in Glamorgan is looking for a new family. Original owners took immense pride in their home for 67 years and would love to see the next owner make wonderful memories here too. As you walk into the home you are greeted by the original, beautiful hardwood floors—there isn't a mark on them. Bright, West facing window in the living room floods the space with natural light. Eat-in kitchen is off the rear of the home and overlooks the large, private yard—a gardener's dream w/a productive vegetable garden. Dining room can fit your large table, providing plenty of space to host your big dinners. Primary bedroom is well sized and can fit all your furniture. 2nd & 3rd bedrooms are a great size, and all the rooms have hardwood floors—no carpet in this home makes cleaning easy. 4-pc bathroom is true to the era with a vintage green theme but in—just like new—condition. Head downstairs and you will find a wide-open rec room—great spot for those family movie nights or for the kids to play. 3-pc bathroom and a 4th bedroom (window is not egress) plus great storage finish off the level. Oversized double detached garage with 2 single doors and 220V is great for those needing a shop or EV charger. Upgraded insulation and mid efficient furnace keeps the utility bills very manageable. New shingles installed on the house and garage in Sept 2022. Glamorgan has so much to offer w/easy access to Mount Royal University, Stoney Trail or zip into



downtown. Plus, every level of schooling is in a close vicinity. They donâ€™t make homes like this anymore! Solid construction and true craftsmanship are evident as soon as you walk into the home. The options are endlessâ€¦.move in and enjoy or make some changes to call it your own! (id:6289)

Built in 1958

Essential Information

Listing #	A2262202
Price	\$619,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,034
Acres	0.13
Year Built	1958
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4316 45 Street Sw
Subdivision	Glamorgan
City	Calgary
Province	Alberta
Postal Code	T3E3W1

Amenities

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

Interior

Appliances	Washer, Refrigerator, Stove, Freezer, Window Coverings, Garage door opener
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Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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