

\$834,000 - 3143 45 Street Sw, Calgary

MLS® #A2226452

\$834,000

2 Bedroom, 2.00 Bathroom, 715 sqft

Residential on 0.16 Acres

Glenbrook, Calgary, Alberta

Attention Builders /Investors Huge 7129 SF HGO Lot. Welcome to 3143 45 Street SW, a great bungalow style home in the community of Glenbrook. This home has been fully updated and can be add to your rental portfolio as presently Rented for 2400 + Utilities or Builder can built a multifamily .The main floor includes the standard living room, dining area and kitchen with a beautifully done chef's kitchen. The main floor also includes a 4 piece bathroom and the Primary bedroom. The basement has been finished to include a family room, a 3 piece bathroom and the second bedroom. In the back of the house you will find a fully fenced yard with tons of space, as well as a deck, patio for summer weather and a single car garage to keep your vehicle safe from our crazy weather. Overall this is a property you will not want to miss! Call your realtor and book a private viewing today! Owner can Help In financing / VTB if required

Built in 1968

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2226452 |
| Price | \$834,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 715 |
| Acres | 0.16 |



| | |
|------------|-------------|
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3143 45 Street Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E3T7 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 4 |
| Parking | Off Street, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Open Floorplan, Closet Organizers |
| Appliances | Dishwasher, Built-In Refrigerator, Gas Cooktop |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s), Treed |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 31st, 2025 |
| Days on Market | 63 |
| Zoning | HGO |

Listing Details

Listing Office Creekside Realty

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