

\$799,900 - 839 45 Street Sw, Calgary

MLS® #A2264736

\$799,900

5 Bedroom, 1.00 Bathroom, 1,045 sqft

Residential on 0.13 Acres

Westgate, Calgary, Alberta

An exceptional opportunity to secure a prime H-GO corner lot in the heart of Westgate, one of Calgary's most desirable and well-connected SW inner city communities. Situated at 839 45 St SW, this 50' x 120' lot offers incredible potential for redevelopment or as a solid long-term holding property in an established, family-friendly neighborhood. Corner sites like this are highly sought-after for their enhanced design flexibility, extra natural light, and strong resale appeal – allowing for creative layouts under the H-GO zoning framework. This location truly has it all – steps from 45th Street LRT Station, minutes to downtown, and surrounded by top amenities including Westbrook Mall, Optimist Park, Edworthy Park, and several local schools. Quick access to Bow Trail, 17th Avenue SW, and Sarcee Trail makes for effortless commuting and connectivity across the city. With supportive zoning in place and strong surrounding infrastructure, this property offers immediate potential and future upside. Whether you're a seasoned builder, investor, or looking for a smart land hold in a growing corridor, this one checks all the boxes. Opportunities like this in Westgate don't come around often – contact us today for details or to walk the lot in person.

Built in 1959

Essential Information



MLS® #	A2264736
Price	\$799,900
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,045
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	839 45 Street Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2B6

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 21st, 2025
Days on Market 1
Zoning H-GO

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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