

# \$848,000 - 3143 45 Street Sw, Calgary

MLS® #A2226452

**\$848,000**

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          | \$848,000 |
| 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 | Closet Organizers, Granite Counters, Open Floorplan |
| Appliances        | Built-In Refrigerator, Dishwasher, 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, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                         |
| Foundation        | Poured Concrete                                                                            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 26             |
| Zoning         | HGO            |

**Listing Details**

Listing Office                      Creekside Realty

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