

# \$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 | 84             |
| Zoning         | HGO            |

**Listing Details**

Listing Office                      Creekside Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.