

# \$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	91
Zoning	HGO

# Listing Details

Listing Office                      Creekside Realty

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