

\$917,500 - 1115 45 Street Sw, Calgary

MLS® #A2193092

\$917,500

4 Bedroom, 2.00 Bathroom, 1,065 sqft
Residential on 0.17 Acres

Westgate, Calgary, Alberta

****Only actively listed a short time **** WOW Situated on a huge 670 SQ M CORNER lot (60 x 120), this property is ZONED H-GO, providing potential for future development or investment. As you approach the home, you'll appreciate the new rubberized driveway leading up to a single attached garage. The entryway welcomes you into a beautifully maintained bungalow featuring luxury vinyl plank (VP) flooring throughout the main level. The living space is illuminated by a huge bay window with reflective tint, offering views of the adjacent GREENSPACE. The heart of the home is the stunning newer modern kitchen, equipped with sleek BLACK S/S appliances, including an induction stove. This kitchen is not only functional but also aesthetically pleasing, with a buffet that seamlessly extends into a spacious dining area. The main level hosts three well-proportioned bedrooms, one of which boasts patio doors that open onto a large deck complete with a gazebo, perfect for outdoor entertaining. Another feature of this property is the SEPARATE SIDE ACCESS, which provides entry to both the upper level and the fully developed basement. The basement has been newly renovated and includes a spacious family room, a stylish bathroom with in floor heat, a large laundry room with a sink, an additional good-sized bedroom, and a cold storage room. The outdoor space is equally impressive, highlighted by a massive backyard that includes a NEWLY CONSTRUCTED



OVERSIZED DOUBLE GARAGE. This garage is a dream for any hobbyist or car enthusiast, featuring TRUSSCORE walls and ceiling, EPOXY flooring, PROSLAT and ample Fusion cabinetry for storage. The backyard is fenced with high-end PVC fencing and is equipped with a greenhouse, shed, and double gates that allow for convenient TRAILER PARKING. This property is ideally located close to schools and is just a two-minute walk to the 45 St LRT station, making it perfect for those who enjoy inner-city living with easy access to public transportation. In summary, this bungalow offers a blend of modern amenities, spacious living areas, and outdoor features that cater to families and developers alike. It truly is a gem in a prime location.

Built in 1959

Essential Information

MLS® #	A2193092
Price	\$917,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.17
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1115 45 Street Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3C 2C1

Amenities

Parking Spaces 5

Parking Double Garage Detached, Heated Garage, Oversized, Single Garage Attached, Alley Access, Driveway, Front Drive, Insulated, RV Access/Parking, Workshop in Garage

of Garages 3

Interior

Interior Features Breakfast Bar, Granite Counters, No Smoking Home, Separate Entrance, Storage, Tankless Hot Water, Ceiling Fan(s), Tray Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Instant Hot Water, Microwave, Refrigerator, Washer, Window Coverings, Electric Oven, Humidifier, Induction Cooktop

Heating In Floor, Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Lighting, Private Yard, Fire Pit, Garden, Storage

Lot Description Back Lane, Back Yard, Rectangular Lot, Corner Lot, Garden, Gazebo, Lawn, Level, Private, Views

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed February 7th, 2025

Days on Market 34

Zoning H-GO

Listing Details

Listing Office CIR 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.