



**4936 45 Street SW**  
**Calgary, Alberta**

**MLS # A2289310**



**\$769,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	985 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** None

Welcome to this beautiful detached Bungalow, totally renovated yet a designer home this time in desired Community of Glamorgan, Perfect Investment, income property, Live up and rent down or keep all to yourself as its ideal for a big family or folks like to live around mature tree, Rocky Mountains view, Mount Royal University, world class entertainment such as Gray Eagle, community centers near by than this will work. Flooded with natural light from both the east and west, single detached garage, ample street parking, along with additional parking as set on a 50' x 100'; R-CG lot. Comes with total 5 bedrooms, 2 washrooms, 2 living, kitchens, wet bar, laundry, basement have its own entrance, detached single garage, huge backyard, fenced all around the property. Here we go, as you entered, a closet and setting on left, greeted with open concept living room, with modern feature wall with electric fire place, high end kitchen with SS Appliances, stackable washer dryer and a dining area, high end vinyl plank throughout the floor. On the left have 4 pc washroom, and three bed rooms. Basement is fully finished with comes with separate entrance and offers living room, wet bar, 2 bedrooms, 4pc bath, Furness and laundry room. Close to all the amenities, enjoy the showing and feedback will be appreciated thx.