



**319 45 Avenue SW
Calgary, Alberta**

MLS # A2302952



\$928,000

Division:	Elboya		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,127 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

EXCEPTIONALLY RENOVATED BUNGALOW WITH A HUGE LOT, MODERN UPGRADES, AND OPEN FLOOR PLAN! Welcome to this stunningly updated bungalow, perfectly situated in a peaceful, family-friendly neighborhood. Boasting 3+2 bedrooms and 2 full bathrooms, this home is ideal for growing families or anyone seeking extra space and comfort. Step inside to an open floor plan that showcases charming hardwood floors throughout the main living areas. The fully updated kitchen is a chef's dream, featuring sleek countertops, modern appliances, and plenty of storage space. The updated bathroom adds a touch of elegance, blending functionality with style. Outside, the huge lot offers a beautiful south-facing backyard, perfect for outdoor gatherings, gardening, or simply soaking up the sun. With excellent curb appeal and a prime location in Calgary, this property is just minutes from shopping centers, transit, and all essential amenities. This home is just freshly painted and move-in ready, shows beautifully—don't wait! Schedule a viewing today before it's gone!