



**GRASSROOTS**  
REALTY GROUP

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223 45 Street SW  
Calgary, Alberta

MLS # A2304620



**\$893,000**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, On Street, RV Access		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Track Lighting		

**Inclusions:** Reverse Osmosis Water System, Fire Pit, Picnic Table, Security System (not hooked up), Shed, Garage Heater

**\*\*OPEN HOUSE - SATURDAY, MAY 2, 1PM - 3PM\*\*** There is something special about a home where family life feels easier the moment you arrive. Perfectly positioned across from Wildwood Elementary School, open green space, and the playground, this home offers a location that can genuinely simplify day-to-day life. School drop-off becomes a short walk across the street, after-school play is right outside your door, and the playground zone helps create a naturally slower pace in front of the home. Instead of looking across at another row of houses, the front of the property enjoys open views, morning light, and a rare sense of space. Set on a generous 7,200 sq ft lot, this bungalow offers more room than many typical lots in the neighbourhood, with a fully fenced backyard, mature trees, established gardens, and multiple outdoor spaces to enjoy. A good-sized front deck provides a welcoming place to take in the open outlook, while the covered rear deck extends the living space into the private west-facing backyard. Inside, the home is bright, warm, and full of personality. The front living room captures the morning light, while the back of the home opens beautifully to the yard through a long stretch of large windows from the kitchen and dining area into the family room. This rear family room is one of the home's most inviting spaces, with French doors, oversized windows, and a natural connection to the backyard. The kitchen is designed for connection, with a large quartz island, bar seating, quartz countertops, pantry, generous cabinetry, and thoughtful storage. It is the kind of space that works for everyday family life, from quick breakfasts and homework to casual dinners with friends. The main floor includes three bedrooms, including a comfortable primary bedroom with two double closets. Downstairs, the fully developed basement adds a fourth bedroom, full

bathroom, and a cozy, flexible retreat with a "Zen Den" feel, ideal for movie nights, play space, guests, or quiet downtime. Outside, the backyard feels like a private retreat. Mature trees, perennial gardens, a covered deck with glass railing and heater, fire pit area, patio space, and room for kids, pets, and entertaining all come together beautifully. The oversized heated double garage, RV parking via the side lane, shed, water softener, reverse osmosis system, and recent updates to the furnace, electrical panel, washer, and dishwasher add practical comfort and peace of mind. Wildwood is loved for its strong community feel, access to Edworthy Park, the Bow River pathways, Douglas Fir Trail, nearby schools, playgrounds, and quick routes to downtown and the mountains. For a young family, this is a location that brings school, play, nature, and community into your everyday rhythm. This is more than a house. It is a place where mornings feel brighter, outdoor time comes naturally, and family life has room to grow. Book your private showing and experience what life at 223 45 Street SW could feel like.