



2728 45 Street SW
Calgary, Alberta

MLS # A2309311



\$748,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	828 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, On Street, Oversized, RV Gated, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: none

OPEN HOUSE SUNDAY, May 10, 2-4 pm. This beautifully RENOVATED BUNGALOW is located across the street from a lovely park. PLENTY OF GREAT RENOVATIONS have been done over the past few years and are yours to enjoy - nothing left for you to do! The GORGEOUS KITCHEN (white oak, rift cut cabinets with under cabinet lighting) with quartz countertops and leather finish, marble island top, has made use of every inch with drawers, blind corner pullout, garbage pullout, wall pantry, custom range hood and open shelves for your convenience. High end stainless steel appliances are less than 3 years old. The spacious living room with a bow window, two roomy bedrooms and a renovated bathroom complete the main floor. The basement is beautifully finished as well with a large family room and the AMAZING PRIMARY SUITE that has a stunning SPA like ENSUITE! Double quartz top vanity, LARGE, walk-in, tiled shower, closet and built in drawers make this truly a special and relaxing space to chill after a long day. Even the laundry room is welcoming! Outside you'll find a backyard that is fully fenced (newer fencing), RV PARKING, garden shed and a massive deck made out of Kayu hardwood (never needs staining!). There's also a great fire pit area to gather around and enjoy! The over sized, heated garage is perfect for babying your car or working on projects. This great neighborhood is close to schools, parks, shopping and transit.