



GRASSROOTS
REALTY GROUP

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1508 45 Street SE
Calgary, Alberta

MLS # A2312281



\$499,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	974 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks		

Inclusions: N/A

Welcome to your next chapter: an exceptional family home perfectly positioned across from a peaceful greenspace and moments from Forest Lawn Athletic Park, as well as nearby FLH, Ernest Morrow Jr High schools and everyday conveniences. Thoughtfully refreshed from top to bottom, this residence showcases fresh designer paint, brand-new luxury vinyl plank flooring on both levels, and new lighting throughout. Outside, the home makes an equally impressive statement with updated exterior siding and paint, beautifully refreshed fencing, and a rare oversized 24x23 double garage (built in 2012) offering ample space for vehicles, storage, and hobbies alike. Set on an expansive lot with plenty of room for family gatherings, play, and entertaining, the home continues to impress inside with a fully developed basement featuring a spacious recreation room, additional bedroom, versatile den, and dedicated laundry area. Major updates including windows, shingles, furnace, and electrical panel were all completed in 2012—allowing you to simply move in and enjoy. Ideally located near parks, transit, shopping, schools, and with quick access to Deerfoot Trail, this is a rare opportunity to own a beautifully updated home in a connected, family-friendly setting. Arrange your private showing today.