



GRASSROOTS

REALTY GROUP

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3143 45 Street SW
Calgary, Alberta

MLS # A2314319



\$749,000

Division: Glenbrook

Lot Size: 0.16 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: HGO

Water: -

Sewer: -

Utilities: -

Attention Builders /Investors Huge 7129 SF HGO Lot. Welcome to 3143 45 Street SW, a great bungalow style home in the community of Glenbrook. This home has been fully updated and can be add to your rental portfolio as presently Rented for 2100 + Utilities till a builder is working on Permits. The main floor includes the standard living room, dining area and kitchen with a beautifully done chef's kitchen. The main floor also includes a 4 piece bathroom and the Primary bedroom. The basement has been finished to include a family room, a 3 piece bathroom and the second bedroom. In the back of the house you will find a fully fenced yard with tons of space, as well as a deck, patio for summer weather and a single car garage to keep your vehicle safe from our crazy weather.