



3732 45 Street SW
Calgary, Alberta

MLS # A2324243



\$625,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	843 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: See Remarks

3 BEDROOMS | 1.5 BATHROOMS | BUNGALOW | LARGE TREED LOT | OVERSIZED SINGLE DETACHED GARAGE | RV PARKING | SEPARATE BACK ENTRANCE | RC-G ZONING (pending) | Welcome to this well-maintained bungalow situated on a large, beautifully treed and landscaped lot in the highly desirable community of Glenbrook. Offering exceptional flexibility, this property is ideal for buyers looking to move in, renovate, generate rental income, or take advantage of the desirable RC-G zoning (pending), offering excellent redevelopment potential (subject to City approval), in one of Calgary's most sought-after inner-city neighbourhoods. Step inside to a bright and inviting main floor featuring a spacious living room filled with natural light, a functional kitchen, and an adjacent dining area ideal for everyday living. Two generously sized bedrooms and a full 4-piece bathroom complete the main level, providing a comfortable layout for homeowners or tenants alike. The lower level is accessible through a separate rear entrance and includes an additional bedroom and a convenient 2-piece bathroom, offering excellent potential for future development or the possibility of creating a secondary living space. Outside, you'll appreciate the private backyard surrounded by mature trees and established landscaping, creating a peaceful setting to relax or entertain. The oversized single detached garage provides plenty of room for parking and storage, while the additional RV or second vehicle parking offers exceptional convenience and flexibility. Perfectly positioned within walking distance to schools, parks, shopping centres, and a wide variety of everyday amenities, this home also offers quick access to major roadways, public transit, and downtown Calgary. Whether you're searching for your next home, a solid investment property, or a redevelopment opportunity

on a desirable RC-G zoned lot, this Glenbrook property offers outstanding value in an unbeatable location. Book your private showing today!