



GRASSROOTS
REALTY GROUP

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4312 45 Street SW
Calgary, Alberta

MLS # A2340144



\$609,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,045 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

Welcome to this well-maintained bungalow in the mature and desirable community of Glenmorgan. The home features an east-facing front entrance and a west-facing backyard, offering plenty of afternoon and evening sunshine. The main floor offers three bedrooms, including two west-facing bedrooms and one east-facing bedroom. The fully developed basement provides two additional bedrooms, offering flexible space for a growing family, guests, or a home office. Additional features include a laundry room conveniently located in the basement and a high-efficiency furnace. With a total of five bedrooms and a functional layout, this home offers excellent potential in an established southwest Calgary neighbourhood.