



GRASSROOTS
REALTY GROUP

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4212 45 Street SW
Calgary, Alberta

MLS # A2347238



\$765,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Garage Faces Rear, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Basement surround sound & entertainment system.

OPEN HOUSE SATURDAY SEPTEMBER 26 2:30-4pm Welcome home to this beautifully maintained + thoughtfully updated residence in the heart of desirable Glamorgan. From the moment you arrive, the home makes a wonderful first impression with its classic clay roof tile, crisp newer windows, timeless HardieBoard siding + permanent Gemstone Lights that offer customizable illumination year-round. Step inside to a bright, open-concept main floor with freshly done hardwood flooring, flat ceilings + an abundance of pot lights. The spacious kitchen is the heart of the home, featuring rich maple cabinetry, granite countertops, a generous central island + premium KitchenAid stainless steel appliances including a gas range. The open layout creates an effortless flow between the kitchen, dining + living spaces, making it equally suited to everyday living + entertaining. Two bedrooms are located on the main floor, including a spacious primary retreat with built-in closets + a beautiful ensuite featuring dual sinks + a relaxing soaker tub. The second bedroom offers excellent flexibility for family, guests or a home office. The fully developed lower level provides even more living space with comfortable carpeting, a generous recreation area + a convenient little wet bar with sink. A spacious third bedroom, nice laundry room + full bathroom with a walk-in shower complete this versatile level. The home's mechanical systems have also been fully appointed for comfort + modern living, complete with central air conditioning, a water softener + a humidifier. Outside, the property truly shines with landscaping that was completely redone professionally in 2025. The yard has been expertly levelled from front to back, featuring refreshed gardens + a beautifully maintained lawn. The backyard offers a great outdoor setting for relaxing + entertaining, along with a parking pad. The

detached single garage features a built-in work bench and upgraded power hookup (200 amp service), adding excellent functionality to the property, plus an additional parking pad completed in 2025. With its inviting layout, climate-controlled comfort + brand-new professional exterior, this Glamorgan home offers exceptional convenience + style in a fantastic location.