



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3132 45 Street SW
Calgary, Alberta

MLS # A2351051



\$834,900

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All Development Permit Drawings & Asset

****Glenbrook 50' x 108' development lot with APPROVED DP for an 8 UNIT TOWNHOME PROJECT!**** This is a rare opportunity - having an APPROVED DP is a significant head start for a builder looking to move forward with a multi-unit development! Without needing to invest time, money and uncertainty in rezoning, plans, or DP application – you can plan your project with certainty and move ahead with construction right away. Approved DP plans are available for review and include 4 upper and 4 lower units across 2 buildings. With a well-thought-out functional design, all units offer private entrances and laundry, 2 bedrooms, and open concept floorplans with spacious living/dining rooms, modern kitchens with islands, and convenient powder rooms. Not quite ready to start construction right away? The existing bungalow is in good condition and can easily be rented while arranging for financing, finalizing tradespeople, or preparing for construction to begin. Currently tenant-occupied, the existing home offers over 1,700 sq. ft. of total living space with 4 bedrooms, 2 bathrooms, and a double detached garage. Perfectly situated in inner-city Glenbrook, this home is located in one of Calgary's most established, family-friendly communities. Residents enjoy walking access to excellent schools, including Glenbrook School and A.E. Cross Junior High. Parks, playgrounds, and green spaces are woven throughout the neighbourhood, while nearby Optimist Athletic Park and Glenbrook Community Association offer year-round recreation. Everyday conveniences are just minutes away with Westhills and Signal Hill shopping centres close by, along with local caf  s, grocery stores, and essential services along Richmond Rd. With quick access to major roadways, transit routes, and a short commute to downtown, Glenbrook offers

the perfect balance of quiet residential living and connected urban living. ****VISIT MULTIMEDIA LINK FOR FULL DETAILS****