

2720 45 Street SW
Calgary, Alberta

MLS # A2286915



\$799,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,078 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: None

*** OPEN HOUSE SATURDAY FEB 28 from 12-3PM *** Welcome to this classic mid-century home nestled in the heart of Glenbrook, presenting a versatile opportunity for both first-time home buyers and developers, set on a coveted inner-city development lot featuring an exceptional 19.15m (62.8 ft) frontage and 16.99m (55.7 ft) rear width in a highly sought-after inner-city location. Rich with character, this home showcases soaring vaulted ceilings with exposed beams, original solid hardwood flooring, and west-facing windows that fill the open-concept living room with natural light, anchored by a timeless wood-burning fireplace with red brick surround and wood mantle. The vaulted ceilings extend into the kitchen and dining area, featuring a centre island with built-in electric cooktop, pull-out drawers, abundant cabinetry, bar seating, sleek black appliances, and upper cabinets, tiled backsplash, and a charming window overlooking the expansive backyard. The upper level hosts a spacious primary bedroom with built-in California Closets and blackout blinds, while two additional bedrooms offer built-in closet organizers and bright front-yard views. The updated main bath includes a tiled backsplash and convenient custom linen storage. The fully developed lower level adds further versatility with a generous family room, fourth bedroom, and a stylish 3-piece bath with heated ceramic tile floors. The laundry area is smartly designed with side-by-side LG washer and dryer, folding counter, upper shelving, and hanging hooks, while a large crawl space/furnace room (spanning nearly half the home) provides exceptional storage. Additional highlights include central air conditioning, central vacuum, a new furnace, an upgraded hot water tank, and a gas line running from the house to the garage. Developers and strategic investors will appreciate the superior approximately

63' lot width, which allows for executive-tier H-GO units with 14'+ internal widths that standard 50' lots typically cannot accommodate. City of Calgary Urban Forestry has also confirmed the boulevard tree is a decommissioned stump, meaning no Tree Protection Plan is required, reducing friction at permit stage. Updated RPR and CAD/DWG files have been ordered from Global Raymac to help facilitate immediate architectural drafting and Development Permit submission. The expansive lot offers immense redevelopment potential, complemented by a large private backyard retreat showcasing a beautifully crafted deck with built-in bench seating and BBQ gas line, a second patio ideal for a firepit, dedicated garden spaces, and a garden shed. The oversized heated double detached garage, featuring a brand-new door, garage opener, and built-in shelving, completes this impressive package. With quick access to Richmond Road, 26th Avenue, Sarcee Trail, LRT, and Glenmore Trail, this is a standout opportunity to enjoy today, invest, or redevelop in one of Calgary's most established and connected communities—inner-city living with room to breathe.