

4936 45 Street SW
Calgary, Alberta

MLS # A2289310



\$779,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	985 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: None

Welcome to this beautiful detached Bungalow, totally renovated yet a designer home this time in desired Community of Glamorgan, Perfect Investment, income property, Live up and rent down or keep all to yourself as its ideal for a big family or folks like to live around mature tree, Rocky Mountains view, Mount Royal University, world class entertainment such as Gray Eagle, community centers near by than this will work. Flooded with natural light from both the east and west, single detached garage, ample street parking, along with additional parking as set on a 50' x 100'; R-CG lot. Comes with total 5 bedrooms, 2 washrooms, 2 living, kitchens, wet bar, laundry, basement have its own entrance, detached single garage, huge backyard, fenced all around the property. Here we go, as you entered, a closet and setting on left, greeted with open concept living room, with modern feature wall with electric fire place, high end kitchen with SS Appliances, stackable washer dryer and a dining area, high end vinyl plank throughout the floor. On the left have 4 pc washroom, and three bed rooms. Basement is fully finished with comes with separate entrance and offers living room, wet bar, 2 bedrooms, 4pc bath, Furness and laundry room. Close to all the amenities, enjoy the showing and feedback will be appreciated thx.