

\$619,900 - 4316 45 Street Sw, Calgary

MLS® #A2262202

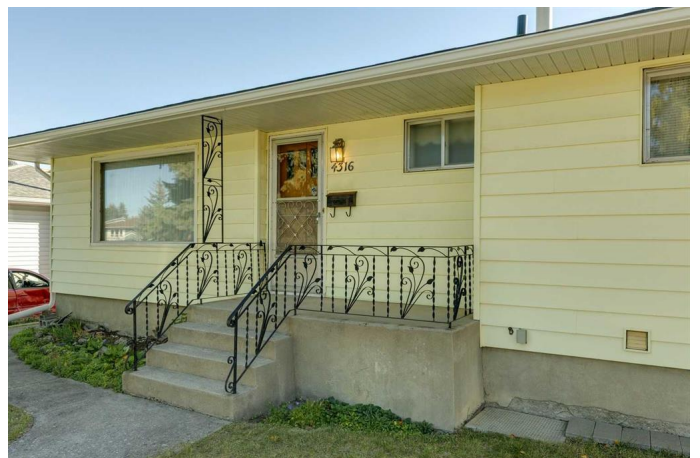
\$619,900

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

Immaculately maintained, custom built home in Glamorgan is looking for a new family. Original owners took immense pride in their home for 67 years and would love to see the next owner make wonderful memories here too. As you walk into the home you are greeted by the original, beautiful hardwood floors—there isn't a mark on them. Bright, West facing window in the living room floods the space with natural light. Eat-in kitchen is off the rear of the home and overlooks the large, private yard—a gardener's dream w/a productive vegetable garden. Dining room can fit your large table, providing plenty of space to host your big dinners. Primary bedroom is well sized and can fit all your furniture. 2nd & 3rd bedrooms are a great size, and all the rooms have hardwood floors—no carpet in this home makes cleaning easy. 4-pc bathroom is true to the era with a vintage green theme but in —just like new— condition. Head downstairs and you will find a wide-open rec room—great spot for those family movies nights or for the kids to play. 3-pc bathroom and a 4th bedroom (window is not egress) plus great storage finish off the level. Oversized double detached garage with 2 single doors and 220V is great for those needing a shop or EV charger. Upgraded insulation and mid efficient furnace keeps the utility bills very manageable. New shingles installed on the house and garage in Sept 2022. Glamorgan has so much to offer w/easy access to Mount Royal University, Stoney Trail or zip into



downtown. Plus, every level of schooling is in a close vicinity. They don't make homes like this anymore! Solid construction and true craftsmanship are evident as soon as you walk into the home. The options are endless! move in and enjoy or make some changes to call it your own!

Built in 1958

Essential Information

MLS® #	A2262202
Price	\$619,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4316 45 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3W1

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
-------------------	---------------------------------

Appliances	Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Gentle Sloping, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.