



GRASSROOTS
REALTY GROUP

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3143 45 Street SW
Calgary, Alberta

MLS # A2226452



\$834,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	715 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	HGO
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan		

Inclusions: None

Attention Builders /Investors Huge 7129 SF HGO Lot. Welcome to 3143 45 Street SW, a great bungalow style home in the community of Glenbrook. This home has been fully updated and can be add to your rental portfolio as presently Rented for 2400 + Utilities or Builder can built a multifamily .The main floor includes the standard living room, dining area and kitchen with a beautifully done chef's kitchen. The main floor also includes a 4 piece bathroom and the Primary bedroom. The basement has been finished to include a family room, a 3 piece bathroom and the second bedroom. In the back of the house you will find a fully fenced yard with tons of space, as well as a deck, patio for summer weather and a single car garage to keep your vehicle safe from our crazy weather. Overall this is a property you will not want to miss! Call your realtor and book a private viewing today! Owner can Help In financing / VTB if required