



GRASSROOTS
REALTY GROUP

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4928 45 Street SW
Calgary, Alberta

MLS # A2254492



\$600,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	987 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Separate Entrance		

Inclusions: None

Discover an exceptional investment opportunity in the highly sought-after community of Glamorgan. This 1960-built bungalow is ideal for investors, renovators, or buyers eager to add value through a full renovation or future redevelopment. Flooded with natural light from both the east and west, the main level offers 3 bedrooms and a full bathroom, while the lower level provides a blank canvas for your design vision. The property also features an oversized double detached garage along with a rear parking pad—perfect for a recreational vehicle or additional parking. Set on a 50' x 100' R-CG lot on a quiet street, this home combines location and potential. Just minutes from schools, parks, Mount Royal University, Grey Eagle Event Centre, Westhills Shopping District, and numerous restaurants, it offers both convenience and long-term growth. Whether you're considering a tear-down, a major renovation, or holding for future development, this property is a rare opportunity in one of Calgary's most established neighbourhoods.