



GRASSROOTS
REALTY GROUP

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4940 45 Street SW
Calgary, Alberta

MLS # A2260055



\$999,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,382 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	3
Garage:	Oversized, Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

HUGE TRIPLE DET GARAGE Completely Rebuilt Bungalow .This isn't just a renovation—it's a complete transformation. Taken right down to the studs and rebuilt with precision and care, this stunning bungalow offers the look and feel of a brand-new home in an established, sought-after neighborhood. Featuring over 2,300 sq ft of beautifully finished living space, this home includes 5 bedrooms + office + bar across two levels (2 bedrooms + office up, 2 bedrooms + bar/entertaining area down), offering flexible options for families, guests, or those working from home. With all-new electrical, plumbing, HVAC, lighting, and structural components, no detail has been overlooked. The bright, open-concept main floor flows seamlessly from a chef-inspired kitchen—complete with brand-new, high-end appliances—into an inviting living and dining area with custom built-ins throughout. Downstairs, enjoy a fully developed lower level featuring a stylish bar, media space, and additional bedrooms. This home is equipped with two new furnaces and dual-zone heating, allowing for independent climate control on both levels for optimal comfort. Outside, you'll find a professionally landscaped yard, brand-new exterior, private deck with gas line, and a newly built triple garage with RV parking beside—a rare and valuable feature for homeowners with recreational vehicles or extra storage needs. Ideally located within walking distance to Mount Royal University, local cafés, grocery stores, and just minutes from Stoney Trail and Signal Hill Shopping Centre, this home combines lifestyle and location in one perfect package. A rare opportunity to own a completely reimaged, move-in-ready home in a mature community. Absolutely stunning—come see it for yourself.

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