



GRASSROOTS
REALTY GROUP

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4316 45 Street SW
Calgary, Alberta

MLS # A2262202



\$619,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Gentle Sloping, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

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 movie 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!

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