



GRASSROOTS
REALTY GROUP

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839 45 Street SW
Calgary, Alberta

MLS # A2264736



\$799,900

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,045 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	H-GO
Utilities:	-

Inclusions: All "As is - Where Is"

An exceptional opportunity to secure a prime H-GO corner lot in the heart of Westgate, one of Calgary's most desirable and well-connected SW inner city communities. Situated at 839 45 St SW, this 50' x 120' lot offers incredible potential for redevelopment or as a solid long-term holding property in an established, family-friendly neighborhood. Corner sites like this are highly sought-after for their enhanced design flexibility, extra natural light, and strong resale appeal — allowing for creative layouts under the H-GO zoning framework. This location truly has it all — steps from 45th Street LRT Station, minutes to downtown, and surrounded by top amenities including Westbrook Mall, Optimist Park, Edworthy Park, and several local schools. Quick access to Bow Trail, 17th Avenue SW, and Sarcee Trail makes for effortless commuting and connectivity across the city. With supportive zoning in place and strong surrounding infrastructure, this property offers immediate potential and future upside. Whether you're a seasoned builder, investor, or looking for a smart land hold in a growing corridor, this one checks all the boxes. Opportunities like this in Westgate don't come around often — contact us today for details or to walk the lot in person.