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## 4940 45 Street SW Calgary, Alberta

MLS # A2264944



\$989,999

Division:	Glamorgan				
Type:	Residential/House				
Style:	Bungalow				
Size:	1,382 sq.ft.	Age:	1960 (65 yrs old)		
Beds:	4	Baths:	3		
Garage:	Off Street, RV Access/Parking, RV Carport, Triple Garage Detached				
Lot Size:	0.13 Acre				
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Level, Private				

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Vinyl Windows

Inclusions:

N/A

Welcome to your beautifully reimagined home in Glamorgan! Completely reconstructed from the study up, this stunning residence blends modern craftsmanship with everyday functionality. Enjoy peace of mind with all-new electrical, plumbing, and dual furnaces ensuring year-round comfort. Step outside to a newly built detached triple garage with additional RV parking, perfect for vehicles, hobbies, or extra storage. Inside, you' Il find sleek black-frame windows and brand-new finishes throughout, creating a seamless contemporary aesthetic from top to bottom. Offering over 2,300 sq. ft. of thoughtfully designed living space, this home features four spacious bedrooms, three full bathrooms, plus a versatile den and recreation area in the fully developed basement, ideal for family living or entertaining. Experience the perfect combination of modern design, quality construction, and everyday comfort, all in the heart of desirable Glamorgan.