



GRASSROOTS
REALTY GROUP

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4940 45 Street SW
Calgary, Alberta

MLS # A2264944



\$959,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,382 sq.ft.	Age:	1960 (66 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:	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 studs 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'll 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.