



**1604 45 Street SW**  
**Calgary, Alberta**

**MLS # A2289832**



**\$695,000**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,011 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Stone Counters, Vinyl Windows		

**Inclusions:** N/A

Corner lot in Rosscarrock - just steps away from 17th avenue. Back alley access leads to extra parking and single car garage. Home has had updates in the last 10-15 years including siding, shingles, windows, granite, kitchen cabinets, furnace. Main floor has hardwood flooring and is complete with living room, dining room, and kitchen. Upper level has 2 bedrooms and hook up for laundry. There is a 4 piece bathroom to accommodate this space. Lower levels have 2 more bedrooms, another full bathroom, a small kitchen space, living room and laundry. Covered deck on side of house. Loads of parking on side street. Home is being sold "as-is where is".