

# \$899,900 - 1115 45 Street Sw, Calgary

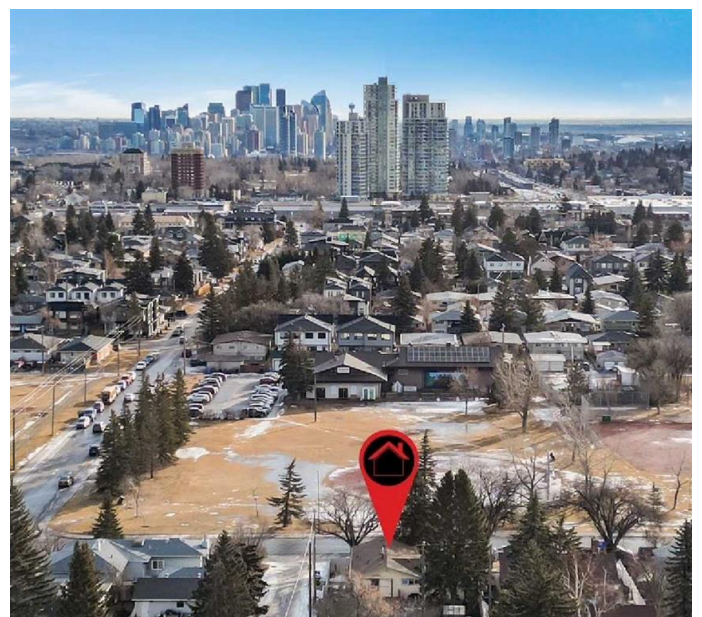
MLS® #A2193092

**\$899,900**

4 Bedroom, 2.00 Bathroom, 1,065 sqft  
Residential on 0.17 Acres

Westgate, Calgary, Alberta

Just a few steps from VINCENT MASSEY & WESTGATE Schools, CTRAIN 2 blocks away! WOW Situated on a huge 670 SQ M CORNER lot (60 x 120), opposite GREENSPACE, this property is also H-GO zoned. As you approach this 3 GARAGE home, you'll appreciate the new rubberized driveway leading up to a single attached garage (HUGE new Double DETACHED also). The entryway welcomes you into a beautifully maintained bungalow featuring luxury vinyl plank (VP) flooring throughout the main level. The living space is illuminated by a huge bay window with reflective tint, offering views of the adjacent GREENSPACE. The heart of the home is the stunning newer modern kitchen, equipped with sleek BLACK S/S appliances, including an induction stove. This kitchen is not only functional but also aesthetically pleasing, with a buffet that seamlessly extends into a spacious dining area. The main level hosts three well-proportioned bedrooms, one of which boasts patio doors that open onto a large deck complete with a gazebo, perfect for outdoor entertaining. Another feature of this property is the SEPARATE SIDE ACCESS, which provides entry to both the upper level and the fully developed basement. The basement has been newly renovated and includes a spacious family room, a stylish bathroom with in floor heat, a large laundry room with a sink, an additional good-sized bedroom, and a cold storage room. The outdoor space is equally impressive,



highlighted by a massive backyard that includes a NEWLY CONSTRUCTED OVERSIZED DOUBLE GARAGE. This garage is a dream for any hobbyist or car enthusiast, featuring TRUSSCORE walls and ceiling, EPOXY flooring, PROSLAT and ample Fusion cabinetry for storage. The backyard is fenced with high-end PVC fencing and is equipped with a greenhouse, shed, and double gates that allow for convenient TRAILER PARKING. This property is ideally located close to schools and is just a two-minute walk to the 45 St LRT station, making it perfect for those who enjoy inner-city living with easy access to public transportation. In summary, this bungalow offers a blend of modern amenities, spacious living areas, and outdoor features that cater to families and developers alike. It truly is a gem in a prime location.

Built in 1959

### **Essential Information**

MLS® #	A2193092
Price	\$899,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.17
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1115 45 Street Sw
Subdivision	Westgate
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3C 2C1

### **Amenities**

Parking Spaces	5
Parking	Alley Access, Double Garage Detached, Driveway, Front Drive, Heated Garage, Insulated, Oversized, RV Access/Parking, Single Garage Attached, Workshop in Garage
# of Garages	3

### **Interior**

Interior Features	No Smoking Home, Storage, Breakfast Bar, Ceiling Fan(s), Granite Counters, Separate Entrance, Tankless Hot Water, Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Electric Oven, Garage Control(s), Humidifier, Induction Cooktop, Instant Hot Water, Microwave
Heating	Forced Air, In Floor
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Storage, BBQ gas line, Fire Pit, Lighting
Lot Description	Back Lane, Back Yard, Lawn, Level, Rectangular Lot, Corner Lot, Garden, Gazebo, Private, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	60
Zoning	H-GO

### **Listing Details**

Listing Office	CIR Realty
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