4316 45 Street SW

Calgary | Active | MLS® A2358876

$650,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1958**	**1,053.72 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Welcome to this 1958 bungalow on a 0.13-acre lot in established Glamorgan, a great fit for a family or a buyer wanting space for extended family. The main floor has 1,054 sq ft with 3 bedrooms, a 4-piece bath, and a bright living room flowing into the dining area and kitchen. A mudroom and a rear deck make daily living easy. Downstairs, the fully renovated basement (earlier this year) has its own separate entrance and is set up as a complete second living space. It includes a full kitchen, a spacious 244 sq ft rec room, two large bedrooms (136 sq ft and 130 sq ft), a 4-piece bath, and laundry. It’s a good fit for extended family, adult children or a home office setup. The basement is an illegal suite. Out back is an oversized 473 sq ft double detached garage with 220V wiring, ideal for a workshop, vehicles and storage. Close to schools, parks, Richmond Road shopping, Mount Royal University and quick access to Sarcee Trail and Glenmore Trail. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358876
Bedrooms	5
Bathrooms	2
Year Built	1958
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,053.72 sq. ft.
Main Level Finished Area:	1,053.72 sq. ft.
Below Grade Finished Area:	971.78 sq. ft.

Acreage:	No
Lot Area:	5,500 sq. ft.
Lot Frontage:	55'¼"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	6
Year built:	1958 (Age: 68)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5783HI
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes

Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level, Main Level
City Quadrant:	Southwest
Community:	Glamorgan
Appliances:	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Inclusions:	none
Restrictions:	None Known
Main Floor	Bedroom - Primary · 13'7" × 10'7" ·
Main Floor	Bedroom · 12'4" × 8'7" ·
Main Floor	Bedroom · 9'1" × 8'10" ·
Main Floor	Kitchen · 12'8" × 9'6" ·
Main Floor	Living Room · 15'2" × 12'6" ·
Main Floor	Dining Room · 9'9" × 8'5" ·
Basement	Game Room · 17'6" × 14'7" ·
Basement	Kitchen · 13'4" × 7'2" ·
Basement	Bedroom · 12'9" × 10'9" ·
Basement	Bedroom · 12'9" × 10'2" ·
Basement	Laundry · 10'5" × 5'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	No Smoking Home
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck

Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4316-45-street-sw-calgary-a2358876/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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