4936 45 Street SW

Calgary | Active | MLS® A2289310

$849,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1961**	**985 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 beautiful detached Bungalow, totally renovated yet a designer home this time in desired Community of Glamorgan, Perfect Investment, income property, Live up and rent down or keep all to yourself as its ideal for a big family or folks like to live around mature tree, Rocky Mountains view, Mount Royal University, world class entertainment such as Gray Eagle, community centers near by than this will work. Flooded with natural light from both the east and west, single detached garage, ample street parking, along with additional parking as set on a 50’ x 100’ R-CG lot. Comes with total 5 bedrooms, 2 washrooms, 2 living, kitchens, wet bar, laundry, basement have its own entrance, detached single garage, huge backyard, fenced all around the property. Here we go, as you entered, a closet and setting on left, greeted with open concept living room, with modern feature wall with electric fire place, high end kitchen with SS Appliances, stackable washer dryer and a dining area, high end vinyl plank throughout the floor. On the left have 4 pc washroom, and three bed rooms. Basement is fully finished with comes with separate entrance and offers living room, wet bar, 2 bedrooms, 4pc bath, Furness and laundry room. Close to all the amentias, enjoy the showing and feedback will be appreciated thx.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2289310
Bedrooms	5
Bathrooms	2
Year Built	1961
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	985 sq. ft.
Main Level Finished Area:	985 sq. ft.

Below Grade Finished Area:	772 sq. ft.
Acreage:	No
Lot Area:	5,500 sq. ft.
Lot Frontage:	16'9 1/8 "
Front Exposure:	West
Entry Level:	1
Levels:	One
Total Rooms Above Grade:	6
Year built:	1961 (Age: 65)
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:	2642HQ
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Asphalt, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None

Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Glamorgan
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Entrance · 8'3" × 4'1" ·
Main Floor	Living Room · 18'8" × 13'2" ·
Main Floor	Dining Room · 7' × 5'7" ·
Main Floor	Kitchen With Eating Area · 12'3" × 8'11" ·
Main Floor	Bedroom · 12' × 7'11" ·
Main Floor	Bedroom · 11'11" × 8' ·
Main Floor	Bedroom - Primary · 11'11" × 11'11" ·
Basement	Family Room · 24'2" × 10'4" ·
Basement	Kitchenette · 11'8" × 6'11" ·
Basement	Storage · 5'4" × 5'2" ·
Basement	Bedroom · 11' × 10'4" ·
Basement	Bedroom · 11'7" × 11' ·
Basement	Furnace/Utility Room · 12'7" × 12'1" ·

Title to Land:	Fee Simple
Community Features:	Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Landscaped, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Feb 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4936-45-street-sw-calgary-a2289310/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.