

# \$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, Single Garage Attached, Workshop in Garage, RV Access/Parking
# of Garages	3

### Interior

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

### Exterior

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

### Additional Information

Date Listed	February 7th, 2025
Days on Market	76
Zoning	H-GO

### Listing Details

Listing Office	CIR Realty
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