\$588,500 - 4316 45 Street Sw, Calgary

MLS® #A2262202

\$588,500

4 Bedroom, 2.00 Bathroom, 1,034 sqft Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

HUGE PRICE REDUCTION! Immaculately maintained, custom built home in Glamorgan is looking for a new family. Original owners took immense pride in their home for 67 years and would love to see the next owner make wonderful memories here too. As you walk into the home you are greeted by the original, beautiful hardwood floors…there isn't a mark on them. Bright, West facing window in the living room floods the space with natural light. Eat-in kitchen is off the rear of the home and overlooks the large, private yardâ€la gardener's dream w/a productive vegetable garden. Dining room can fit your large table, providing plenty of space to host your big dinners. Primary bedroom is well sized and can fit all your furniture. 2nd & 3rd bedrooms are a great size, and all the rooms have hardwood floorsâ€lno carpet in this home makes cleaning easy. 4-pc bathroom is true to the era with a vintage green theme but in "just like new― condition. Head downstairs and you will find a wide-open rec roomâ€lgreat spot for those family movies nights or for the kids to play. 3-pc bathroom and a 4th bedroom (window is not egress) plus great storage finish off the level. Oversized double detached garage with 2 single doors and 220V is great for those needing a shop or EV charger. Upgraded insulation and mid efficient furnace keeps the utility bills very manageable. New shingles installed on the house and garage in Sept 2022. Glamorgan has so much to offer w/easy access to Mount







Royal University, Stoney Trail or zip into downtown. Plus, every level of schooling is in a close vicinity. They don't make homes like this anymore! Solid construction and true craftmanship are evident as soon as you walk into the home. The options are endlessâ€l.move in and enjoy or make some changes to call it your own!

Built in 1958

Essential Information

MLS® # A2262202 Price \$588,500

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,034 Acres 0.13 Year Built 1958

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 4316 45 Street Sw

Subdivision Glamorgan

City Calgary
County Calgary
Province Alberta
Postal Code T3E 3W1

Amenities

Parking Spaces 2

Parking 220 Volt Wiring, Double Garage Detached

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home

Appliances Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer,

Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Garden, Gentle Sloping, Low Maintenance

Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 4th, 2025

Days on Market 26

Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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