

# \$600,000 - 4928 45 Street Sw, Calgary

MLS® #A2254492

**\$600,000**

3 Bedroom, 1.00 Bathroom, 987 sqft

Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

Discover an exceptional investment opportunity in the highly sought-after community of Glamorgan. This 1960-built bungalow is ideal for investors, renovators, or buyers eager to add value through a full renovation or future redevelopment. Flooded with natural light from both the east and west, the main level offers 3 bedrooms and a full bathroom, while the lower level provides a blank canvas for your design vision. The property also features an oversized double detached garage along with a rear parking pad—perfect for a recreational vehicle or additional parking. Set on a 50' x 100' R-CG lot on a quiet street, this home combines location and potential. Just minutes from schools, parks, Mount Royal University, Grey Eagle Event Centre, Westhills Shopping District, and numerous restaurants, it offers both convenience and long-term growth. Whether you're considering a tear-down, a major renovation, or holding for future development, this property is a rare opportunity in one of Calgary's most established neighbourhoods.



Built in 1960

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2254492  |
| Price    | \$600,000 |
| Bedrooms | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 987         |
| Acres          | 0.13        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4928 45 Street Sw |
| Subdivision | Glamorgan         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3W4           |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, See Remarks, Separate Entrance                                            |
| Appliances        | Dryer, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Exterior Entry, Full, Unfinished                                                           |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Stucco, Wood Frame                                                                        |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | R-CG                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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