

# \$869,900 - 12 45 Street Sw, Calgary

MLS® #A2241297

**\$869,900**

4 Bedroom, 2.00 Bathroom, 1,253 sqft  
Residential on 0.13 Acres

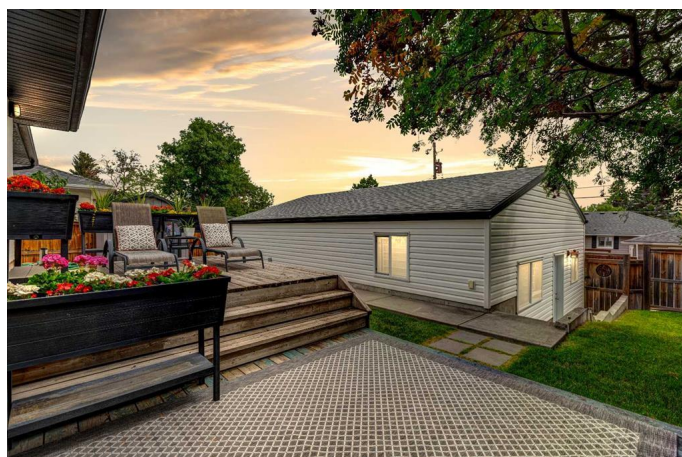
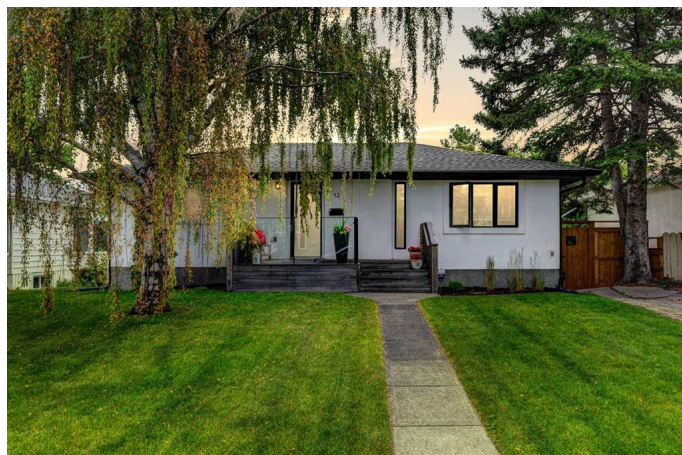
Wildwood, Calgary, Alberta

SELLER MOTIVATED Newer garage with STUDIO in the back! The studio forms part of the total main living space sqftg. Aprox 2197 sqft total living space! open bright 2005 renovation with a 2010 new Garage and STUDIO (forming part of the sqftg of the house) This Modern house features 4 bedrooms and 2 full bathrooms. This property is very well maintained and on one of the nicest streets! Wildwood offers a warm neighborhood feel whilst being an inner-city location! Walk or ride your bike to shops, the River, downtown, major transit, school and the BEST Dog Park in Calgary! The backyard is very private and easy to care for! the Studio is heated and bright! You could use it for a yoga studio, Artist retreat, workshop or as a 3 car garage if need be! Pls see the supplements for list of updates

Built in 1956

## Essential Information

MLS® #	A2241297
Price	\$869,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,253
Acres	0.13
Year Built	1956



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	12 45 Street Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2B2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2025
-------------	-----------------

Days on Market 16  
Zoning R-CG

### **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.