

# \$999,000 - 4940 45 Street Sw, Calgary

MLS® #A2260055

**\$999,000**

3 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

**HUGE TRIPLE DET GARAGE** Completely Rebuilt Bungalow .This isn't just a renovation it's a complete transformation. Taken right down to the studs and rebuilt with precision and care, this stunning bungalow offers the look and feel of a brand-new home in an established, sought-after neighborhood. Featuring over 2,300 sq ft of beautifully finished living space, this home includes 5 bedrooms + office + bar across two levels (2 bedrooms + office up, 2 bedrooms + bar/entertaining area down), offering flexible options for families, guests, or those working from home. With all-new electrical, plumbing, HVAC, lighting, and structural components, no detail has been overlooked. The bright, open-concept main floor flows seamlessly from a chef-inspired kitchen into an inviting living and dining area with custom built-ins throughout. Downstairs, enjoy a fully developed lower level featuring a stylish bar, media space, and additional bedrooms. This home is equipped with two new furnaces and dual-zone heating, allowing for independent climate control on both levels for optimal comfort. Outside, you'll find a professionally landscaped yard, brand-new exterior, private deck with gas line, and a newly built triple garage with RV parking beside a rare and valuable feature for homeowners with recreational vehicles or extra storage needs. Ideally located within walking distance to Mount Royal University,



local caf  s, grocery stores, and just minutes from Stoney Trail and Signal Hill Shopping Centre, this home combines lifestyle and location in one perfect package. A rare opportunity to own a completely reimagined, move-in-ready home in a mature community. Absolutely stunning  come see it for yourself.

Built in 1960

Essential Information

|                |             |
|----------------|-------------|
| MLS   #        | A2260055    |
| Price          | \$999,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,382       |
| Acres          | 0.13        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4940 45 Street Sw |
| Subdivision | Glamorgan         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3W4           |

Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 5                                 |
| Parking        | Oversized, Triple Garage Detached |
| # of Garages   | 3                                 |

Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, |
|-------------------|-------------------------------------------------------------------------|

|                 |                                               |
|-----------------|-----------------------------------------------|
|                 | Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances      | Dishwasher, Electric Stove, Refrigerator      |
| Heating         | Forced Air, Natural Gas                       |
| Cooling         | None                                          |
| Fireplace       | Yes                                           |
| # of Fireplaces | 1                                             |
| Fireplaces      | Electric, Family Room                         |
| Has Basement    | Yes                                           |
| Basement        | Finished, Full                                |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line, Private Yard           |
| Lot Description   | Back Lane, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Stucco                     |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 14                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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