

# \$784,900 - 3324 45 Street Sw, Calgary

MLS® #A2211396

**\$784,900**

4 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.12 Acres

Glenbrook, Calgary, Alberta

Welcome to this beautifully reimagined bungalow in the heart of Glenbrook! Recently taken down to the studs, thoughtfully rebuilt, and featuring nearly 1,800 total sqft. This home blends modern design with everyday comfort. Step inside to discover a bright, open-concept layout featuring a contemporary kitchen, sleek bathrooms, and luxury laminate flooring throughout. Freshly painted and filled with natural light, the space feels fresh, stylish, and move-in ready.

Enjoy year-round comfort with a brand new furnace and central air conditioning, plus upgraded electrical and plumbing for peace of mind. The fully developed basement offers a generous rec. area, an additional bedroom, den, and full bathroom—perfect for guests or growing families.

Outside, the low-maintenance landscaping and expansive deck set the stage for effortless entertaining. With schools, shopping, transit, and major routes nearby, this Glenbrook gem checks every box for location and lifestyle!

Built in 1958

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2211396  |
| Price      | \$784,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 954         |
| Acres          | 0.12        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3324 45 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3T9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Smoking Home                                         |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                        |
| Lot Description   | Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                             |
| Construction      | Cedar, Stucco, Wood Frame, Wood Siding                                                                      |
| Foundation        | Poured Concrete                                                                                             |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 12th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 14   |
| Zoning         | H-GO |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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