



THE
A-TEAM

**RE/MAX
FIRST**

4312 45 Street, Calgary T2E 3W1

MLS®#: **A2187499**

Area: **Glamorgan**

Listing Date: **01/14/25**

List Price: **\$615,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,044**
Low Sqft:
Ttl Sqft: **1,044**

DOM

8

Layout

Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Level,Rectangular Lot**
Park Feat: **Additional Parking,Double Garage Detached,Driveway,Front Drive,On Street,Oversized,Rear Drive,RV Access/Parking,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`0" x 6`4"
Dining Room	Main	8`8" x 12`0"
Flex Space	Main	8`4" x 9`11"
Bedroom	Main	10`0" x 12`0"
3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	7`9" x 11`8"
Laundry	Basement	8`0" x 10`0"

Room	Level	Dimensions
Living Room	Main	12`8" x 12`0"
Kitchen	Main	11`1" x 11`1"
Bedroom - Primary	Main	10`0" x 12`7"
3pc Bathroom	Main	0`0" x 0`0"
Family Room	Basement	12`0" x 26`2"
Bedroom	Basement	11`11" x 12`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

5783HI

Remarks

Pub Rmks: **Fantastic opportunity for a new build project or renovation on a 54.98 x 100 square foot flat lot zoned R-CG. Currently the property offers 2 bedrooms, flex room, kitchen dining and living room on the main floor with 3 pc bath and 2 bedrooms, living room and 3 pc bath in the basement, along with front drive parking enough for at least 4 vehicles, and a oversized insulated double garage and RV parking in the rear. Close to shopping, schools, transit and major transportation routes this is an excellent location in a desirable neighborhood. Home and all appliance that remain are in "as is" condition.**

Inclusions: **none**
Property Listed By: **Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







