

2720 45 Street SW
Calgary, Alberta

MLS # A2286915



\$799,000

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| Division: | Glenbrook | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 1,078 sq.ft. | Age: | 1960 (66 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | H-GO |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows | | |

Inclusions: None

Welcome to this classic mid-century home nestled in the heart of Glenbrook, presenting a versatile opportunity for both first-time buyers and developers, set on a coveted inner-city development lot featuring an exceptional 19.15m (62.8 ft) frontage and 16.99m (55.7 ft) rear width lot in a highly sought after inner-city location. Rich with character, this home showcases soaring vaulted ceilings with exposed beams, original solid hardwood flooring, and a west-facing windows that fills the open-concept living room with tons of natural light, anchored by a timeless wood-burning fireplace with red brick surround and wood mantle. The vaulted ceilings extend into the kitchen and dining area, featuring a centre island with built-in electric cooktop, pull-out drawers, abundant cabinetry, bar seating, sleek black appliances, upper cabinets, tiled backsplash, and a charming window overlooking the expansive backyard. The upper level hosts a spacious primary bedroom with built in California Closets and blackout blinds, while two additional bedrooms offer built-in closet organizers and bright front-yard views. The updated main bath includes tiled backsplash and a convenient custom linen storage. The fully developed lower level adds further versatility with a generous family room, fourth bedroom, and a stylish 3-piece bath with heated ceramic tile floors. The laundry area is smartly designed with side-by-side LG washer and dryer, folding counter, upper shelving and hanging hooks, while a large crawl space/furnace room (spanning nearly half the home) provides exceptional storage. Additional highlights include central air conditioning, central vacuum, a new furnace, an upgraded hot water tank, and a gas line running from the house to the garage. The expansive lot offers immense redevelopment potential complemented by a large private backyard retreat showcasing a beautifully

crafted deck with built-in bench seating and BBQ gas line, a second patio ideal for a firepit, dedicated garden spaces, and a garden shed. The oversized heated double detached garage has a brand-new door and garage opener with built-in shelving, completes this impressive package. With quick access to Richmond Road, 26th Avenue, Sarcee Trail, LRT, and Glenmore Trail, this is a standout opportunity to enjoy today, invest, or redevelop in one of Calgary's most established and connected communities. This is inner-city living with room to breathe!