

\$799,900 - 2724 45 Street Sw, Calgary

MLS® #A2226461

\$799,900

4 Bedroom, 2.00 Bathroom, 1,041 sqft

Residential on 0.16 Acres

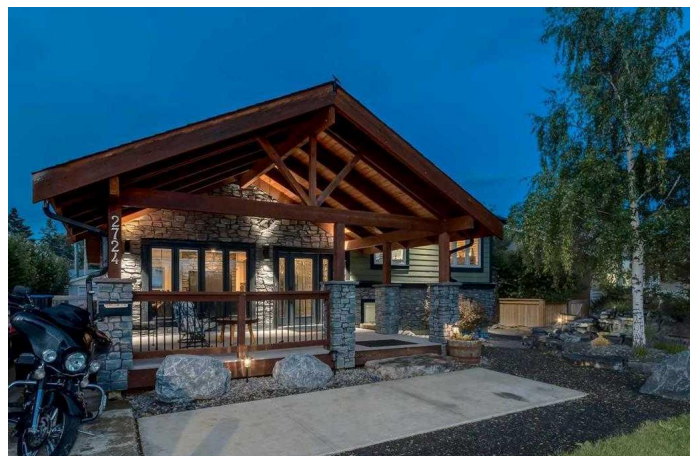
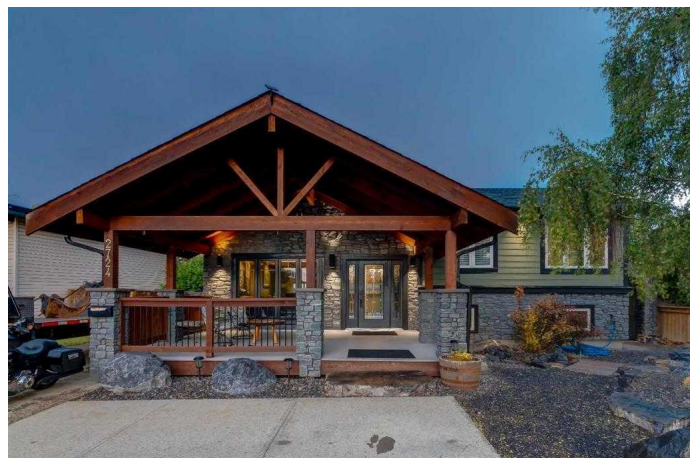
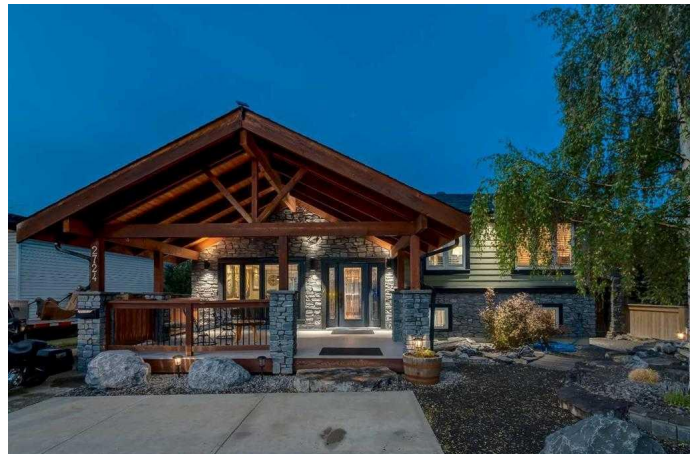
Glenbrook, Calgary, Alberta

In the desirable inner city community of Glenbrook, close to schools, amenities and across from a green space lies this beautiful and perfectly situated 3 level split. Your new home has had extensive renovations done to the interior, exterior and landscaping. Some of the renovations include: stone work, wood work, siding, landscaping, cabinets, flooring (hardwood), extra insulation to increase R-Value, new windows, furnace(7 years old), hot water tank (7 years), cabinets, counters, deck, appliances (2 year old), bathrooms, paint and many more upgrades. There is nothing left to do but move in. What's more is this property has been pre-inspected for your comfort and based on our report is now defect free. Report available on request. Don't miss this amazing opportunity and book your showing today!

Built in 1961

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2226461 |
| Price | \$799,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,041 |
| Acres | 0.16 |
| Year Built | 1961 |
| Type | Residential |



| | |
|----------|---------------|
| Sub-Type | Detached |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2724 45 Street Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E3T4 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 23 |
| Zoning | H-GO |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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