

\$585,000 - 4928 45 Street Sw, Calgary

MLS® #A2266312

\$585,000

3 Bedroom, 1.00 Bathroom, 987 sqft
Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

Discover an exceptional investment opportunity in the highly sought-after community of Glamorgan. This 1960-built bungalow is ideal for investors, renovators, or buyers eager to add value through a full renovation or future redevelopment. Flooded with natural light from both the east and west, the main level offers 3 bedrooms and a full bathroom, while the lower level provides a blank canvas for your design vision. The property also features an oversized double detached garage along with a rear parking pad—perfect for a recreational vehicle or additional parking. Set on a 50' x 100' R-CG lot on a quiet street, this home combines location and potential. Just minutes from schools, parks, Mount Royal University, Grey Eagle Event Centre, Westhills Shopping District, and numerous restaurants, it offers both convenience and long-term growth. Whether you're considering a tear-down, a major renovation, or holding for future development, this property is a rare opportunity in one of Calgary's most established neighbourhoods.



Built in 1960

Essential Information

MLS® #	A2266312
Price	\$585,000
Bedrooms	3

Bathrooms	1.00
Full Baths	1
Square Footage	987
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4928 45 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3W4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	No Smoking Home, See Remarks, Separate Entrance
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	eXp 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.