

# \$869,900 - 12 45 Street Sw, Calgary

MLS® #A2241297

**\$869,900**

4 Bedroom, 2.00 Bathroom, 1,253 sqft

Residential on 0.13 Acres

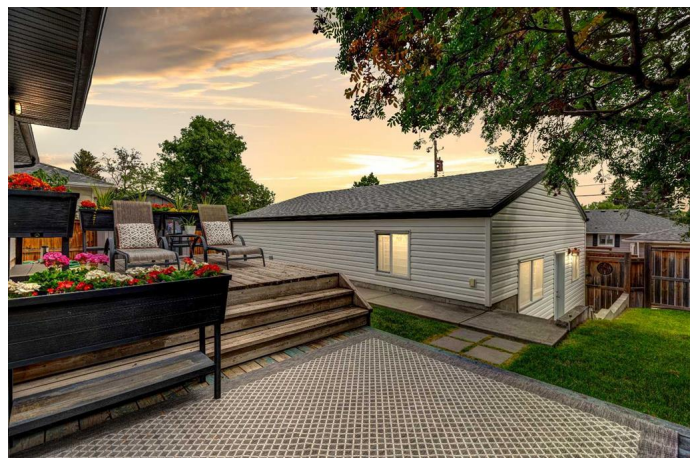
Wildwood, Calgary, Alberta

SELLER MOTIVATED Newer garage with STUDIO in the back! The studio forms part of the total main living space sqftg. Aprox 2197 sqft total living space! open bright 2005 renovation with a 2010 new Garage and STUDIO (forming part of the sqftg of the house) This Modern house features 4 bedrooms and 2 full bathrooms. This property is very well maintained and on one of the nicest streets! Wildwood offers a warm neighborhood feel whilst being an inner-city location! Walk or ride your bike to shops, the River, downtown, major transit, school and the BEST Dog Park in Calgary! The backyard is very private and easy to care for! the Studio is heated and bright! You could use it for a yoga studio, Artist retreat, workshop or as a 3 car garage if need be! Pls see the supplements for list of updates

Built in 1956

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241297  |
| Price          | \$869,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,253     |
| Acres          | 0.13      |
| Year Built     | 1956      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12 45 Street Sw |
| Subdivision | Wildwood        |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T3C 2B2         |

### Amenities

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

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan                                                                                                     |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                           |
| Cooling           | None                                                                                                                              |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full                                                                                                                    |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Wood Frame               |
| Foundation        | Poured Concrete                  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 18th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 17   |
| Zoning         | R-CG |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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