

# \$989,999 - 4940 45 Street Sw, Calgary

MLS® #A2264944

**\$989,999**

4 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

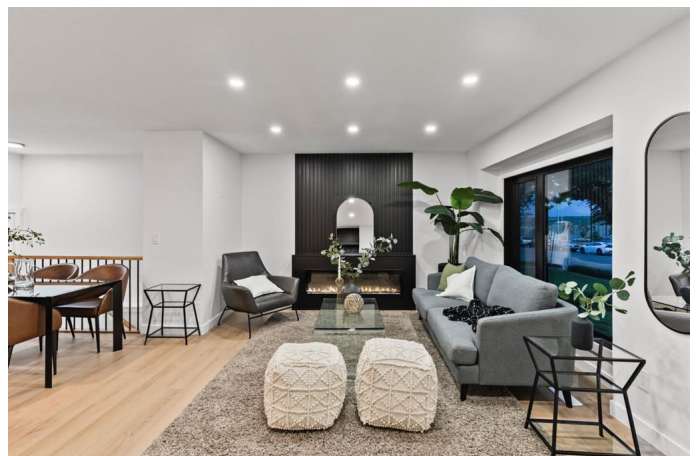
Welcome to your beautifully reimagined home in Glamorgan!

Completely reconstructed from the studs up, this stunning residence blends modern craftsmanship with everyday functionality. Enjoy peace of mind with all-new electrical, plumbing, and dual furnaces ensuring year-round comfort.

Step outside to a newly built detached triple garage with additional RV parking, perfect for vehicles, hobbies, or extra storage. Inside, you'll find sleek black-frame windows and brand-new finishes throughout, creating a seamless contemporary aesthetic from top to bottom.

Offering over 2,300 sq. ft. of thoughtfully designed living space, this home features four spacious bedrooms, three full bathrooms, plus a versatile den and recreation area in the fully developed basement, ideal for family living or entertaining.

Experience the perfect combination of modern design, quality construction, and everyday comfort, all in the heart of desirable Glamorgan.



Built in 1960

## Essential Information

MLS® # A2264944

Price \$989,999

Bedrooms 4

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,382       |
| Acres          | 0.13        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4940 45 Street Sw |
| Subdivision | Glamorgan         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3W4           |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 7                                                                 |
| Parking        | Off Street, RV Access/Parking, RV Carport, Triple Garage Detached |
| # of Garages   | 3                                                                 |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Master Downstairs |
| Appliances        | Electric Stove, Refrigerator, Water Distiller                                                                                                                          |
| Heating           | Forced Air                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                      |
| Fireplaces        | Electric                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full                                                                                                                                                                   |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Level, Private |

|              |                              |
|--------------|------------------------------|
| Roof         | Asphalt Shingle              |
| Construction | Composite Siding, Wood Frame |
| Foundation   | Poured Concrete              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 12                 |
| Zoning         | R-CG               |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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