

**3324 45 Street SW**  
**Calgary, Alberta**

**MLS # A2211396**



**\$784,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Welcome to this beautifully reimagined bungalow in the heart of Glenbrook! Recently taken down to the studs, thoughtfully rebuilt, and featuring nearly 1,800 total sqft. This home blends modern design with everyday comfort. Step inside to discover a bright, open-concept layout featuring a contemporary kitchen, sleek bathrooms, and luxury laminate flooring throughout. Freshly painted and filled with natural light, the space feels fresh, stylish, and move-in ready. Enjoy year-round comfort with a brand new furnace and central air conditioning, plus upgraded electrical and plumbing for peace of mind. The fully developed basement offers a generous rec. area, an additional bedroom, den, and full bathroom—perfect for guests or growing families. Outside, the low-maintenance landscaping and expansive deck set the stage for effortless entertaining. With schools, shopping, transit, and major routes nearby, this Glenbrook gem checks every box for location and lifestyle!