

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

MLS® #A2226461

## \$799,900

4 Bedroom, 2.00 Bathroom, 1,041 sqft

Residential on 0.16 Acres

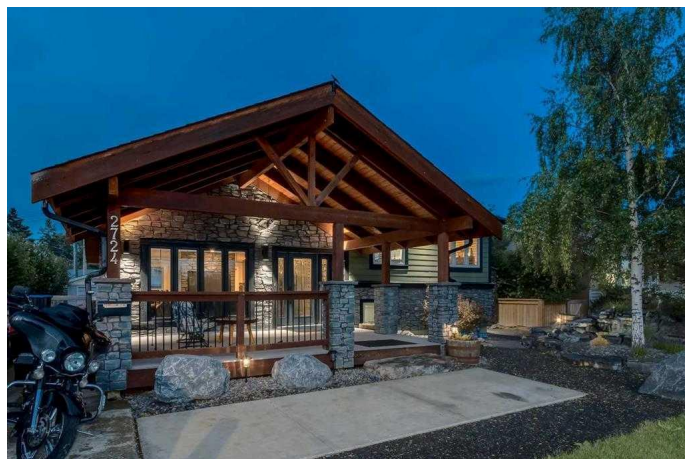
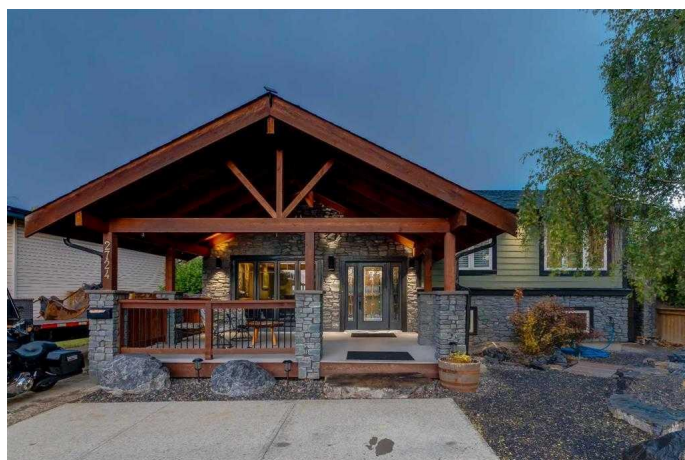
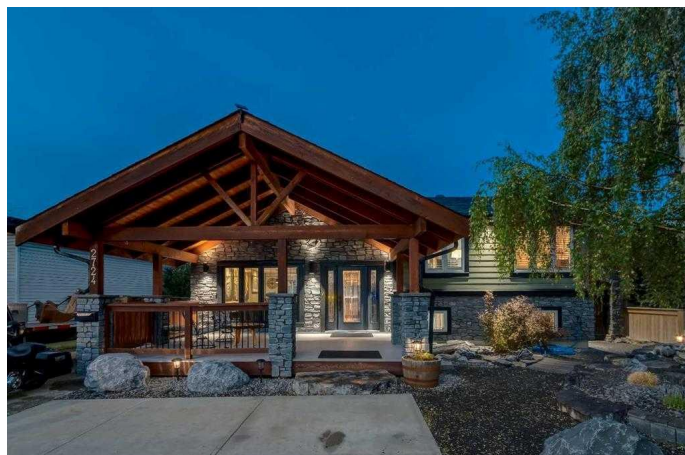
Glenbrook, Calgary, Alberta

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	16
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.