$570,000 - 3743 45 Street Sw, Calgary

MLS® #A2247540

$570,000
3 Bedroom, 1.00 Bathroom, 1,034 sqft
Residential on 0.13 Acres

Glenbrook, Calgary, Alberta

An exceptional opportunity awaits in the sought-after community of Glenbrook. Conveniently situated on a lot within walking distance to shopping, schools, and public transportation, this property offers outstanding convenience and potential. The existing bungalow offers three bedrooms on the main floor, a four-piece bathroom, a dining area, and an open kitchen. However, the home needs repairs, making it an ideal project for a skilled handyman, seasoned renovator, or builder looking for their next investment. With a newer roof, fascia, soffits/eaves, windows and hot water tank. This could be the perfect canvas to completely transform the space, or an opportunity to clear the way and construct a brand-new home tailored to your vision. With its desirable location and endless possibilities, this is a rare chance to secure a property in one of Calgaryâ€™s most in-demand neighbourhoods. Bring your imagination and make it your own.

Built in 1962

Essential Information

MLS® #	A2247540
Price	$570,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,034

Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3743 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3V5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	4
Zoning	H-GO

Listing Details

Listing Office RE/MAX iRealty Innovations

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