

48 45 Street SW
Calgary, Alberta

MLS # A2216402

\$850,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,021 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters		

Inclusions: All Rods & Blinds, 2 TV Wall Mounts, Pro Slat System

This one has it all! Welcome to the perfect inner-city home in desirable Wildwood!! This beautifully updated bungalow offers bright, open living just steps to Edworthy Park, the Douglas Fir Trail, bike trails to downtown, LRT, Library, schools, shopping & more! Featuring 4 bedrooms & 2 bathrooms, you will love living here. The main living areas boast original hardwood floors, a spacious white kitchen with granite countertops & a functional open-concept layout. Dinner parties will be fun in the open diningroom & spacious livingroom. 3 bedrooms & a full bath finish off the main floor. The fully finished basement was renovated in 2024 & includes a large family room with great space for a home gym & an expansive primary suite featuring a luxurious ensuite with a freestanding tub, built-in cabinetry, steam shower & marble flooring. Add in 2 new egress windows (4 total), fresh paint & new carpet. Enjoy an east-facing backyard with self-sustaining gardens with lots of mature perennials & an exposed aggregate patio—perfect for outdoor entertaining with BBQs with family & friends. The insulated & drywalled double detached garage adds to the functionality of this fantastic home. Other updates include shingles, eavestroughs, & downspouts (2016), upgraded insulation (2016), high-efficiency furnace (2016), newer windows, & interior/exterior paint (2018). Ideally located close to Edworthy Park, pathways, schools, & amenities. This is the Wildwood lifestyle you've been waiting for!