

4940 45 Street SW  
Calgary, Alberta

MLS # A2264944



\$930,000

|             |                                                                                                                                                                         |            |      |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                                                                                                              | Water:     | -    |
| Floors:     | Ceramic Tile, Vinyl Plank                                                                                                                                               | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                         | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                                                    | LLD:       | -    |
| Exterior:   | Composite Siding, Wood Frame                                                                                                                                            | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                                                         | Utilities: | -    |
| Features:   | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Vinyl Windows |            |      |
| Inclusions: | N/A                                                                                                                                                                     |            |      |

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.