

# \$765,000 - 3324 45 Street Sw, Calgary

MLS® #A2211396

**\$765,000**

4 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.12 Acres

Glenbrook, Calgary, Alberta

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!

Built in 1958

## Essential Information

MLS® #	A2211396
Price	\$765,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	954
Acres	0.12
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3324 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3T9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding, Cedar
Foundation	Poured Concrete

### Additional Information

Date Listed	April 12th, 2025
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Days on Market	36
Zoning	H-GO

## **Listing Details**

Listing Office	RE/MAX House of Real Estate
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