

# \$850,000 - 48 45 Street Sw, Calgary

MLS® #A2216402

## \$850,000

4 Bedroom, 2.00 Bathroom, 1,021 sqft

Residential on 0.13 Acres

Wildwood, Calgary, Alberta

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!



Built in 1956

## Essential Information

MLS® #	A2216402
Price	\$850,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,021
Acres	0.13
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	48 45 Street Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2B1

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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