

# \$1,059,999 - 4940 45th Street Sw, Calgary

MLS® #A2233635

**\$1,059,999**

4 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

Completely Rebuilt Bungalow with Triple  
Garage & Prime Location

This isn't just a renovation—it's a complete transformation. Taken right down to the studs and rebuilt with precision and care, this stunning bungalow offers the look and feel of a brand-new home in an established, sought-after neighborhood.

Featuring over 2,300 sq ft of beautifully finished living space, this home includes 5 bedrooms + office + bar across two levels (2 bedrooms + office up, 2 bedrooms + bar/entertaining area down), offering flexible options for families, guests, or those working from home. With all-new electrical, plumbing, HVAC, lighting, and structural components, no detail has been overlooked.

The bright, open-concept main floor flows seamlessly from a chef-inspired kitchen—complete with brand-new, high-end appliances—into an inviting living and dining area with custom built-ins throughout. Downstairs, enjoy a fully developed lower level featuring a stylish bar, media space, and additional bedrooms.

This home is equipped with two new furnaces and dual-zone heating, allowing for independent climate control on both levels for optimal comfort.

Outside, you'll find a professionally



landscaped yard, brand-new exterior, private deck with gas line, and a newly built triple garage with RV parking besideâ€”a rare and valuable feature for homeowners with recreational vehicles or extra storage needs. Ideally located within walking distance to Mount Royal University, local cafÃ©s, grocery stores, and just minutes from Stoney Trail and Signal Hill Shopping Centre, this home combines lifestyle and location in one perfect package.

A rare opportunity to own a completely reimaged, move-in-ready home in a mature community.

Absolutely stunningâ€”come see it for yourself.

Built in 1960

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233635    |
| Price          | \$1,059,999 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,382       |
| Acres          | 0.13        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 4940 45th Street Sw |
| Subdivision | Glamorgan           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |

Postal Code T3E3W4

### Amenities

Parking Spaces 5  
Parking Additional Parking, Triple Garage Detached  
# of Garages 3

### Interior

Interior Features Bar, Built-in Features, Closet Organizers, Quartz Counters, Soaking Tub, Vinyl Windows  
Appliances Dishwasher, Electric Oven, Refrigerator  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Exterior Entry, Finished, Full

### Exterior

Exterior Features BBQ gas line  
Lot Description City Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 22nd, 2025  
Days on Market 69  
Zoning R-CG

### Listing Details

Listing Office Century 21 Bravo Realty

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