

\$999,000 - 4940 45 Street Sw, Calgary

MLS® #A2260055

\$999,000

3 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

HUGE TRIPLE DET GARAGE Completely Rebuilt Bungalow .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 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 beside a rare and valuable feature for homeowners with recreational vehicles or extra storage needs. Ideally located within walking distance to Mount Royal University,



local caf  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 reimagined, move-in-ready home in a mature community. Absolutely stunning    come see it for yourself.

Built in 1960

Essential Information

MLS�� #	A2260055
Price	\$999,000
Bedrooms	3
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 45 Street Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3W4

Amenities

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

Interior

Interior Features	Bar, Built-in Features, Double Vanity, Kitchen Island, Quartz Counters,
-------------------	---

	Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.