

\$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	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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