

**48 45 Street SW**  
**Calgary, Alberta**

**MLS # A2216402**



**\$850,000**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters		

**Inclusions:** All Rods & Blinds, 2 TV Wall Mounts, Pro Slat System

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!