

# \$849,900 - 12 45 Street Sw, Calgary

MLS® #A2241297

## \$849,900

4 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.13 Acres

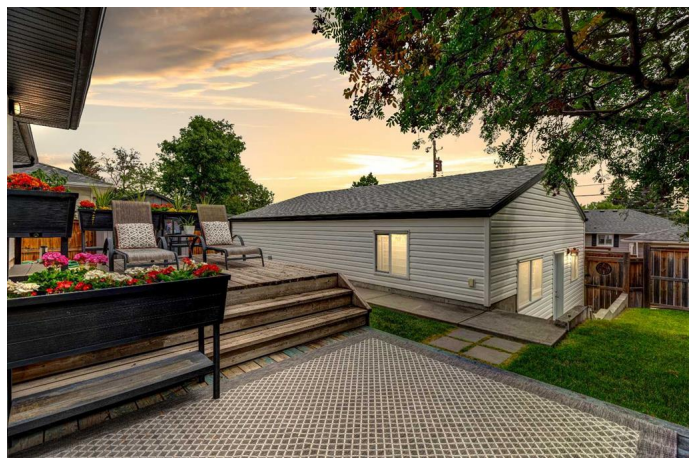
Wildwood, Calgary, Alberta

This Modern (1940 total sqft on 2 levels) open concept house features 4 bedrooms and 2 full bathrooms and a fully finished heated STUDIO 260sqft attached to the garage (2010) So many timeless upgrades that makes this house turn key ready! Just move in and Entertain or lock up and go see the world! Wildwood offers a warm neighborhood feel whilst being an inner-city location! Walk or ride your bike to shops, the River, downtown, major transit, school and the BEST Dog Park in Calgary! The backyard is very private and easy to care for! You could use it for a yoga studio, Artist retreat, workshop or as a 3 car garage if need be! Pls see the supplements for list of updates.

Built in 1956

### Essential Information

MLS® #	A2241297
Price	\$849,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.13
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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### Community Information

Address	12 45 Street Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2B2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 18th, 2025
Days on Market	55
Zoning	R-CG

### Listing Details

Listing Office                      Real Estate Professionals Inc.

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