

\$580,000 - 1932 45 Street Sw, Calgary

MLS® #A2269866

\$580,000

3 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.14 Acres

Glendale., Calgary, Alberta

Opportunity Knocks in this 856 bungalow situated on a huge 60x100 H-GO zoned lot. You are surrounded by beautifully maintained homes, and a lot of redevelopment in the area. The home is a 2 bedroom up with 1 bedroom in the basement and has 2 full baths. It is in pretty much original condition but has had some minor upgrades such as a newer furnace and hwt. The back yard is one big concrete patio (31'x45') with a single detached garage (14'x22') This property offers exceptional potential for future development or renovation. Ideally located close to shopping, schools, LRT Stations, and major transportation routes, this home sits on a prime lot in a mature and highly sought after neighborhood. Excellent Investment Opportunity to the right buyer.

Built in 1955

Essential Information

MLS® #	A2269866
Price	\$580,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	856
Acres	0.14
Year Built	1955
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1932 45 Street Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3S7

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Bar, See Remarks
Appliances	Bar Fridge, Electric Stove, Microwave, Refrigerator, Window Coverings, Portable Dishwasher
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Dog Run, Garden, Private Yard
Lot Description	Back Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2025
Days on Market	2

Zoning H-GO

Listing Details

Listing Office RE/MAX iRealty Innovations

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