

\$719,900 - 3328 45 Street Sw, Calgary

MLS® #A2270993

\$719,900

3 Bedroom, 2.00 Bathroom, 898 sqft

Residential on 0.12 Acres

Glenbrook, Calgary, Alberta

Welcome to a solid bungalow on a fantastic corner lot in Glenbrook—perfectly positioned with paved lanes on two sides and just steps from the community centre. This home offers a practical layout that feels open and comfortable the moment you step inside. A small entry area keeps jackets and shoes organized before you move into the bright living room, where large windows, a detailed ceiling design, and a wraparound flow toward the dining area help the space feel connected and social. The dining room includes a built-in cabinet for added function, and the kitchen features a pass-through opening to the living room plus extra storage. Down the hallway, the primary bedroom provides plenty of room and closet space, while the second bedroom features sliding doors leading directly to the back deck—great for airflow and easy outdoor access. A shared 4-piece bathroom completes the main floor.

The finished basement adds even more value, offering a large recreation space equipped with a refrigerator, sink, and a wood-burning stove for warmth and atmosphere. You'll also find a convenient utility/laundry room, an additional bedroom, another 4-piece bathroom, and even a functional sauna.

Outside, the property really shines: a spacious yard with a large deck, a wood storage shed, room for a firepit, and plenty of cut firewood ready to go. The single detached garage provides excellent parking and extra storage. With its strong layout, corner-lot position, and



generous lot size, this home is also a great option for rental potential or future development, giving you flexibility no matter your plans.

Glenbrook is one of Calgary's most welcoming communities—walkable, friendly, and close to everything. You'll love being minutes from schools, major roads, shopping, and parks, with a community centre that's truly part of daily life. It's a neighbourhood that feels established, convenient, and easy to call home.

Built in 1958

Essential Information

MLS® #	A2270993
Price	\$719,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	898
Acres	0.12
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3328 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3T9

Amenities

Parking Spaces	1
Parking	Single Garage Detached

of Garages 1

Interior

Interior Features Storage, Sauna
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating Fireplace(s), Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Basement, Wood Burning Stove, Glass Doors, Metal
Has Basement Yes
Basement Full

Exterior

Exterior Features None, Private Yard, Storage
Lot Description Back Lane, Back Yard, Corner Lot, Lawn
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 18th, 2025
Days on Market 2
Zoning H-GO

Listing Details

Listing Office RE/MAX Realty Professionals

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