



## 4239 45 Street Calgary Alberta

\$749,999

**\*\*OPEN HOUSE THIS SATURDAY JUNE 15 FROM 12:00PM - 3:00PM\*\*** This fantastic bungalow in the highly desirable community of Glamorgan is the perfect place to call home! The master bedroom is a retreat with an ensuite bathroom and his-and-her closets, providing luxury and convenience. The fully finished basement offers a versatile space for family activities or a cozy family room. The double oversized garage and carport provide ample parking and storage. Enjoy summer barbecues on the large deck overlooking the spacious, west-facing landscaped backyard. With easy access to shopping, schools, downtown, the mountains, and Mount Royal University, this home combines comfort, style, and convenience in an ideal location. Don't miss out on this perfect package in Glamorgan! (id:6769)

Bedroom 2.64 M x 4.88 M

3pc Bathroom 2.11 M x 1.60 M

Bedroom 3.63 M x 2.67 M

4pc Bathroom 2.44 M x 1.50 M

Bedroom 2.74 M x 3.71 M

Primary Bedroom 4.01 M x 3.86 M

2pc Bathroom 1.25 M x 1.50 M

Listing Presented By:



Originally Listed by:  
eXp Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca