



## 3143 45 Street Calgary Alberta

\$608,000

Welcome to 3143 45 Street SW, a great bungalow style home in the community of Glenbrook. This home has been fully updated and is the perfect choice for both first time buyers or add it to your rental portfolio. The main floor includes the standard living room, dining area and kitchen with a beautifully done chef's kitchen. The main floor also includes a 4 piece bathroom and the Primary bedroom. The basement has been finished to include a family room, a 3 piece bathroom and the second bedroom. In the back of the house you will find a fully fenced yard with tons of space, as well as a deck, patio for summer weather and a single car garage to keep your vehicle safe from our crazy weather. Overall this is a property you will not want to miss! Call your realtor and book a private viewing today! (id:6769)

Family room 19.75 Ft x 10.83 Ft

Bedroom 12.50 Ft x 7.92 Ft

Laundry room 6.00 Ft x 5.58 Ft

Furnace 8.75 Ft x 7.08 Ft

3pc Bathroom 13.58 Ft x 4.58 Ft

Living room 18.00 Ft x 13.50 Ft

Kitchen 11.75 Ft x 11.50 Ft

Primary Bedroom 12.50 Ft x 7.92 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
THE REAL ESTATE COMPANY

<http://trecl.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)