



## 3143 45 Street Calgary Alberta

\$848,000

Attention Builders /Investors Huge 7129 SF HGO Lot. Welcome to 3143 45 Street SW, a great bungalow style home in the community of Glenbrook. This home has been fully updated and can be add to your rental portfolio as presently Rented for 2400 + Utilities or Builder can built a multifamily . 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! Owner can Help In financing / VTB if required (id:6769)

3pc Bathroom 13.92 Ft x 4.67 Ft

Bedroom 12.75 Ft x 8.08 Ft

Recreational, Games room 13.08 Ft x 19.92 Ft

Furnace 12.67 Ft x 8.67 Ft

Storage 6.00 Ft x 4.42 Ft

4pc Bathroom 8.25 Ft x 5.08 Ft

Dining room 10.08 Ft x 4.92 Ft

Kitchen 15.42 Ft x 11.67 Ft

Living room 13.25 Ft x 13.50 Ft

Primary Bedroom 11.75 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:  
Creekside Realty



**Real Estate Professionals Inc.**

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