



2720 45 Street Calgary Alberta

\$799,000

Welcome to this classic mid-century home nestled in the heart of Glenbrook. Developers and strategic investors will appreciate the superior 19.16m (62.86 ft) frontage and 17.00m (55.77 ft) rear width, allowing for executive-tier H-GO units with 14' + internal widths that standard 50' lots typically cannot accommodate. City of Calgary Urban Forestry has confirmed the boulevard tree is a decommissioned stump, meaning no Tree Protection Plan is required, reducing friction at permit stage. Global Raymac Site Survey and Full CAD (.dwg) files are available for immediate architectural use and DP submission. This classic mid-century home nestled in the heart of Glenbrook, presenting a versatile opportunity for both first-time home buyers and developers, set on a coveted inner-city development lot featuring an exceptional in a highly sought-after inner-city location. Rich with character, this home showcases soaring vaulted ceilings with exposed beams, original solid hardwood flooring, and west-facing windows that fill the open-concept living room with natural light, anchored by a timeless wood-burning fireplace with red brick surround and wood mantle. The vaulted ceilings extend into the kitchen and dining area, featuring a centre island with built-in electric cooktop, pull-out drawers, abundant cabinetry, bar seating, sleek black appliances, 45" upper cabinets, tiled backsplash, and a charming window overlooking the expansive backyard. The upper level hosts a spacious primary bedroom with built-in California Closets and blackout blinds, while two additional bedrooms offer built-in closet organizers and bright front-yard views. The updated main bath includes a tiled backsplash and convenient custom linen storage. The fully developed lower level adds further versatility with a generous family room, fourth bedroom, and a stylish 3-piece bath with heated ceramic tile floors. T...

- Family room 4.95 M x 3.19 M
- 3pc Bathroom 2.19 M x 3.54 M
- Bedroom 3.88 M x 2.45 M
- Furnace 2.43 M x 2.15 M
- Kitchen 3.61 M x 3.25 M
- Dining room 3.60 M x 2.35 M

- Living room 4.06 M x 5.60 M
- Primary Bedroom 3.47 M x 3.65 M
- Bedroom 4.08 M x 2.55 M
- Bedroom 3.01 M x 2.63 M
- 4pc Bathroom 3.47 M x 1.70 M

Listing Presented By:



Originally Listed by:
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