



4015 45 Street Calgary Alberta

\$725,000

Welcome to a timeless, fully finished 4-level split offering over 1,900 sq. ft. above grade, set on a beautiful mature lot in the highly sought-after community of Glamorgan. Meticulously maintained and largely preserved in its original aesthetic, this is a home with incredible bones, memorable architecture and endless potential--ready for someone to appreciate its story while imagining what comes next. From the moment you arrive, the exposed aggregate driveway and walkway, real wood siding and classic brick accents speak to the quality and craftsmanship of another era. Inside, an expansive formal living room with bay window and custom wood built-ins provides an inviting place to gather, while just beyond, the spectacular sunken family room steals the show. A curved brick-surround wood-burning fireplace with raised hearth is framed by walls of glass and oversized windows overlooking the backyard, creating a dramatic space that feels almost cinematic. The kitchen is a wonderful glimpse into the home's original design, featuring sturdy oak cabinetry, built-in appliances, skylight, breakfast bar, charming phone niche and a sizeable dining area. From here, enjoy interior access to the heated single attached garage with soaring 10'+ ceiling and real wood garage door. A main-floor den and laundry add everyday functionality. Sliding doors reveal perhaps the home's most unexpected space--an extended cedar hot-tub room complete with a sunken hot tub, curved window and rough-in for a corner shower. Rich with character and possibility, it could be reimagined in countless ways. Follow the beautiful curved staircase upstairs where three bedrooms await, including a spacious primary with its own 3-piece ensuite. The fully finished lower level continues the home's wonderfully individual style with striking fishbone-pattern cedar detailing, a built-in wet bar and beautiful stone-sur...

Recreational, Games room 23.50 Ft x 15.00 Ft

Bedroom 18.58 Ft x 10.67 Ft

Other 5.42 Ft x 3.50 Ft

Storage 6.75 Ft x 6.17 Ft

3pc Bathroom 14.75 Ft x 9.75 Ft

Other 10.83 Ft x 3.75 Ft

Family room 18.25 Ft x 15.00 Ft

Foyer 7.00 Ft x 5.58 Ft

Den 10.83 Ft x 9.58 Ft

Other 13.83 Ft x 12.42 Ft

Laundry room 8.25 Ft x 6.00 Ft

2pc Bathroom 5.92 Ft x 4.50 Ft

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RE/MAX Realty Professionals

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Furnace

14.42 Ft x 7.75 Ft

Living room

17.50 Ft x 15.75 Ft

Kitchen

11.58 Ft x 11.17 Ft

Dining room

11.58 Ft x 9.25 Ft

Primary Bedroom

12.58 Ft x 10.33 Ft

3pc Bathroom

7.58 Ft x 7.17 Ft

Bedroom

10.50 Ft x 8.75 Ft