



## 4312 45 Street Calgary Alberta

\$615,000

Fantastic opportunity for a new build project or renovation on a 54.98 x 100 square foot flat lot zoned R-CG. Currently the property offers 2 bedrooms, flex room, kitchen dining and living room on the main floor with 3 pc bath and 2 bedrooms, living room and 3 pc bath in the basement, along with front drive parking enough for at least 4 vehicles, and a oversized insulated double garage and RV parking in the rear. Close to shopping, schools, transit and major transportation routes this is an excellent location in a desirable neighborhood. Home and all appliance that remain are in "as is" condition. (id:6769)

3pc Bathroom .00 Ft x .00 Ft

Family room 12.00 Ft x 26.17 Ft

Bedroom 7.75 Ft x 11.67 Ft

Bedroom 11.92 Ft x 12.17 Ft

Laundry room 8.00 Ft x 10.00 Ft

Other 4.00 Ft x 6.33 Ft

Living room 12.67 Ft x 12.00 Ft

Dining room 8.67 Ft x 12.00 Ft

Kitchen 11.08 Ft x 11.08 Ft

Other 8.33 Ft x 9.92 Ft

Primary Bedroom 10.00 Ft x 12.58 Ft

Bedroom 10.00 Ft x 12.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

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**RE/MAX Realty Professionals**

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