

# \$850,000 - 48 45 Street Sw, Calgary

MLS® #A2216402

## \$850,000

4 Bedroom, 2.00 Bathroom, 1,021 sqft  
Residential on 0.13 Acres

Wildwood, Calgary, Alberta

This one has it all! Welcome to the perfect inner-city home in desirable Wildwood!! This beautifully updated bungalow offers bright, open living just steps to Edworthy Park, the Douglas Fir Trail, bike trails to downtown, LRT, Library, schools, shopping & more! Featuring 4 bedrooms & 2 bathrooms, you will love living here. The main living areas boast original hardwood floors, a spacious white kitchen with granite countertops & a functional open-concept layout. Dinner parties will be fun in the open diningroom & spacious livingroom. 3 bedrooms & a full bath finish off the main floor. The fully finished basement was renovated in 2024 & includes a large family room with great space for a home gym & an expansive primary suite featuring a luxurious ensuite with a freestanding tub, built-in cabinetry, steam shower & marble flooring. Add in 2 new egress windows (4 total), fresh paint & new carpet. Enjoy an east-facing backyard with self-sustaining gardens with lots of mature perennials & an exposed aggregate patio—perfect for outdoor entertaining with BBQs with family & friends. The insulated & drywalled double detached garage adds to the functionality of this fantastic home. Other updates include shingles, eavestroughs, & downspouts (2016), upgraded insulation (2016), high-efficiency furnace (2016), newer windows, & interior/exterior paint (2018). Ideally located close to Edworthy Park, pathways, schools, & amenities. This is the Wildwood lifestyle you've been waiting for!



Built in 1956

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216402    |
| Price          | \$850,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,021       |
| Acres          | 0.13        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 48 45 Street Sw |
| Subdivision | Wildwood        |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T3C 2B1         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Granite Counters   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden                                       |
| Lot Description   | Back Lane, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Stucco, Wood Frame                           |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | R-CG          |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.