

$ 624,900.00

32 45 STREET SW CALGARY

https://paulbrinton.com

If you’re looking for the best place to raise a family in Calgary’s West End, you have found it in Wildwood! With its small town community feel only minutes from the downtown core, Wildwood is well known as one of Calgary’s favourite family neighbourhoods. Walking distance to schools, transit and...

- 3 beds
- 1 bath
- Detached
- Residential
- Active

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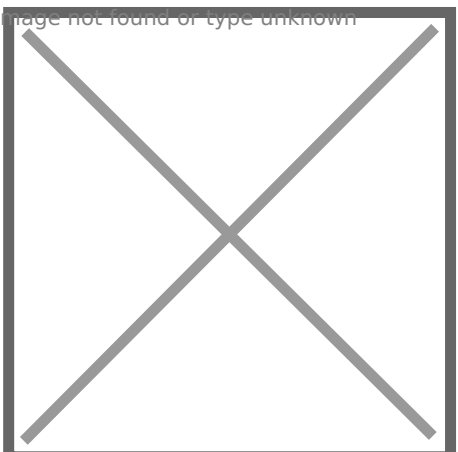

BASIC FACTS

Style: Bungalow

MLS ® #: A1160609

Type: Detached

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-12-01 17:57:13

Bathrooms: 1

Bedrooms Above Grade: 3

Date added: 11/20/21

Lot size: 5490 sq ft

Year built: 1956

Parking: Alley Access, Single Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Family Room,Wood Burning Stove

Exterior Features: Garden,Private Entrance,Private Yard

District: CAL Zone W

Inclusions: TV Wall Mount, Entertainment Unit (in rear Family Room) and Wardrobe (in bedroom).

Lot Features: Back Lane,Back Yard,Front Yard,Lawn,Garden,Private,Rectangular Lot

Heating Type: Forced Air

Total Parking: 2

Flooring: Hardwood,Marble,Tile

Community Features: Golf,Park,Schools Nearby,Playground,Tennis Court(s)

Fencing: Fenced

Cooling: None

Interior Features: Chandelier,Granite Counters,No Smoking Home,Open Floorplan,Recessed Lighting,Track Lighting

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Full, Unfinished

Laundry features: In Basement

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 7

Suite: No

Frontage Metres: 16.76M 55`0"

Living Area SF: 1309.35

Structure Type: House

Restrictions: None Known

Levels: One

Zoning: R-C1

List Price Square Foot: $ 477.26

Photo Count: 32

Construction Materials: Concrete,Vinyl Siding,Wood Siding

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer

Subdivision Name: Wildwood

Lot Size Acres: 0.13