

\$1,099,999 - 4940 45th Street Sw, Calgary

MLS® #A2233635

\$1,099,999

4 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

Completely Rebuilt Bungalow with Triple
Garage & Prime Location

This isn't just a renovation—it's a complete transformation. Taken right down to the studs and rebuilt with precision and care, this stunning bungalow offers the look and feel of a brand-new home in an established, sought-after neighborhood.

Featuring over 2,300 sq ft of beautifully finished living space, this home includes 5 bedrooms + office + bar across two levels (2 bedrooms + office up, 2 bedrooms + bar/entertaining area down), offering flexible options for families, guests, or those working from home. With all-new electrical, plumbing, HVAC, lighting, and structural components, no detail has been overlooked.

The bright, open-concept main floor flows seamlessly from a chef-inspired kitchen—complete with brand-new, high-end appliances—into an inviting living and dining area with custom built-ins throughout. Downstairs, enjoy a fully developed lower level featuring a stylish bar, media space, and additional bedrooms.

This home is equipped with two new furnaces and dual-zone heating, allowing for independent climate control on both levels for optimal comfort.

Outside, you'll find a professionally



landscaped yard, brand-new exterior, private deck with gas line, and a newly built triple garage with RV parking besideâ€”a rare and valuable feature for homeowners with recreational vehicles or extra storage needs. Ideally located within walking distance to Mount Royal University, local cafÃ©s, grocery stores, and just minutes from Stoney Trail and Signal Hill Shopping Centre, this home combines lifestyle and location in one perfect package.

A rare opportunity to own a completely reimaged, move-in-ready home in a mature community.

Absolutely stunningâ€”come see it for yourself.

Built in 1960

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2233635 |
| Price | \$1,099,999 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,382 |
| Acres | 0.13 |
| Year Built | 1960 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 4940 45th Street Sw |
| Subdivision | Glamorgan |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

Postal Code T3E3W4

Amenities

Parking Spaces 5
Parking Additional Parking, Triple Garage Detached
of Garages 3

Interior

Interior Features Bar, Built-in Features, Closet Organizers, Quartz Counters, Soaking Tub, Vinyl Windows
Appliances Dishwasher, Electric Oven, Refrigerator
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
Has Basement Yes
Basement Exterior Entry, Finished, Full

Exterior

Exterior Features BBQ gas line
Lot Description City Lot
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 22nd, 2025
Days on Market 22
Zoning R-CG

Listing Details

Listing Office Century 21 Bravo Realty

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