

12 45 Street SW  
Calgary, Alberta

MLS # A2241297



**\$869,900**

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,253 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

**Inclusions:** Just the metal mech shelves on either side of garage near ceiling no other shelves included

SELLER MOTIVATED Newer garage with STUDIO in the back! The studio forms part of the total main living space sqftg. Aprox 2197 sqft total living space! open bright 2005 renovation with a 2010 new Garage and STUDIO (forming part of the sqftg of the house) This Modern house features 4 bedrooms and 2 full bathrooms. This property is very well maintained and on one of the nicest streets! Wildwood offers a warm neighborhood feel whilst being an inner-city location! Walk or ride your bike to shops, the River, downtown, major transit, school and the BEST Dog Park in Calgary! The backyard is very private and easy to care for! the Studio is heated and bright! You could use it for a yoga studio, Artist retreat, workshop or as a 3 car garage if need be! Pls see the supplements for list of updates