

3743 45 Street SW
Calgary, Alberta

MLS # A2247540



\$570,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: washer and dryer negotiable

An exceptional opportunity awaits in the sought-after community of Glenbrook. Conveniently situated on a lot within walking distance to shopping, schools, and public transportation, this property offers outstanding convenience and potential. The existing bungalow offers three bedrooms on the main floor, a four-piece bathroom, a dining area, and an open kitchen. However, the home needs repairs, making it an ideal project for a skilled handyman, seasoned renovator, or builder looking for their next investment. This could be the perfect canvas to completely transform the space, or an opportunity to clear the way and construct a brand-new home tailored to your vision. With its desirable location and endless possibilities, this is a rare chance to secure a property in one of Calgary's most in-demand neighbourhoods. Bring your imagination and make it your own.