

# \$1,079,999 - 4940 45th Street Sw, Calgary

MLS® #A2233635

**\$1,079,999**

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          | \$1,079,999 |
| 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, Refrigerator, Electric Oven  
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 45  
Zoning R-CG

### Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.