

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