

**12 45 Street SW**  
**Calgary, Alberta**
**MLS # A2241297**

**\$849,900**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

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

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

This Modern (1940 total sqft on 2 levels) open concept house features 4 bedrooms and 2 full bathrooms and a fully finished heated STUDIO 260sqft attached to the garage (2010) So many timeless upgrades that makes this house turn key ready! Just move in and Entertain or lock up and go see the world! 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! 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.