

\$879,900 - 12 45 Street Sw, Calgary

MLS® #A2241297

\$879,900

4 Bedroom, 2.00 Bathroom, 1,253 sqft

Residential on 0.13 Acres

Wildwood, Calgary, Alberta

***OPEN HOUSE SUNDAY July 20th

2:30-4:00pm***Happiness is a destination!

12-45 St SW is your Happy Place! 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

Built in 1956

Essential Information

MLS® # A2241297

Price \$879,900

Bedrooms 4

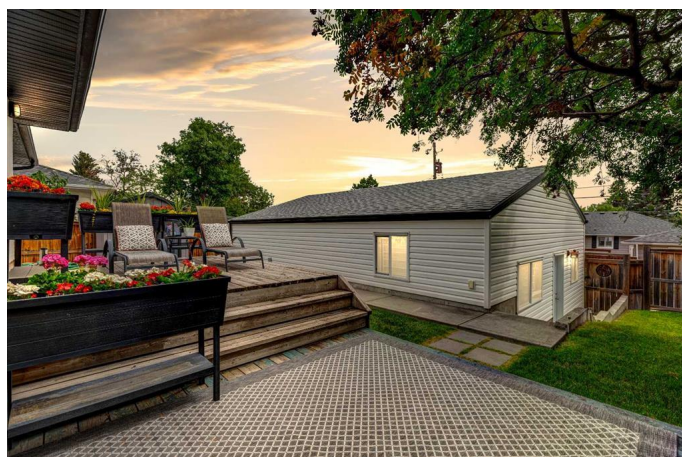
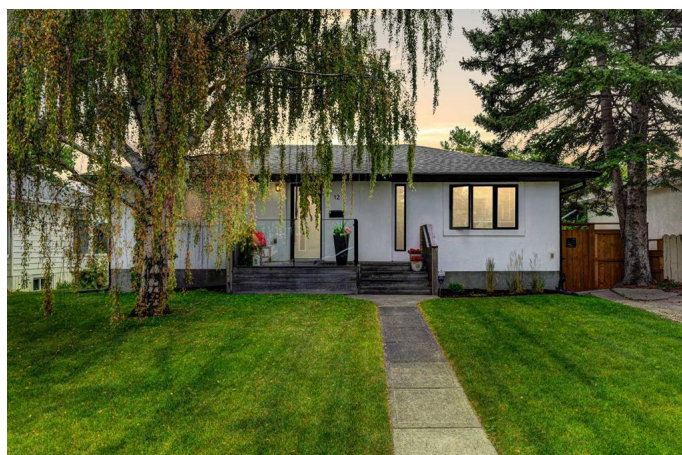
Bathrooms 2.00

Full Baths 2

Square Footage 1,253

Acres 0.13

Year Built 1956



| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 12 45 Street Sw |
| Subdivision | Wildwood |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 2B2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Open Floorplan |
| Appliances | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | July 18th, 2025 |
|-------------|-----------------|

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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