

# \$849,900 - 12 45 Street Sw, Calgary

MLS® #A2241297

**\$849,900**

4 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.13 Acres

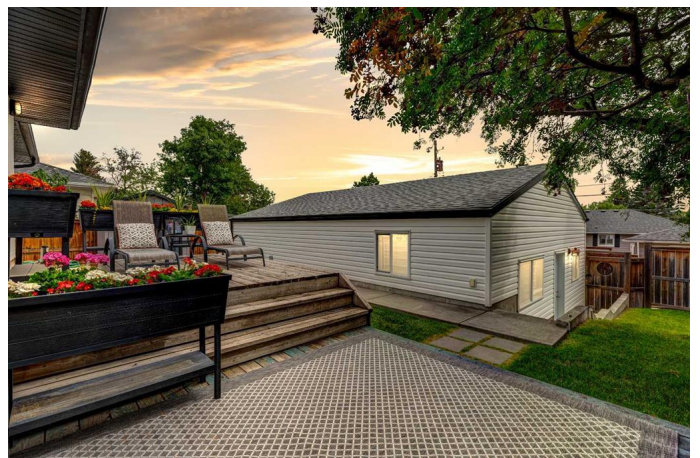
Wildwood, Calgary, Alberta

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.

Built in 1956

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241297    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 994         |
| 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 | 4                      |
| 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 |
| Days on Market | 34              |
| Zoning         | R-CG            |

### Listing Details

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