

\$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

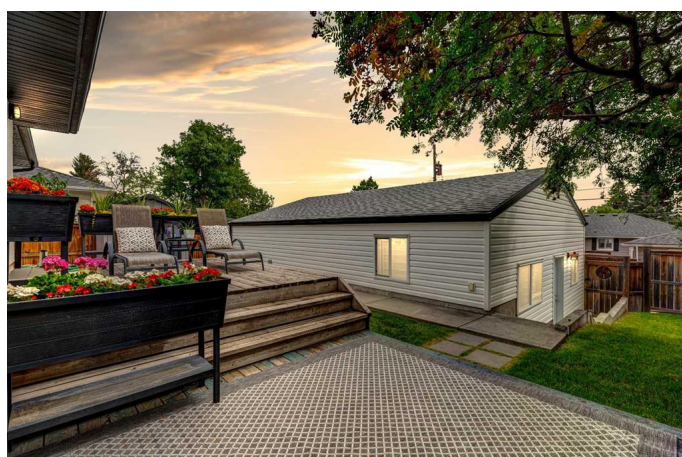
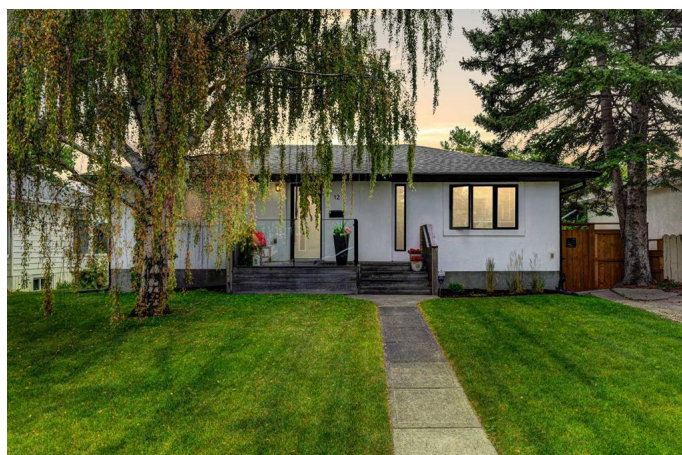
Bathrooms 2.00

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
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Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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