\$589,900 - 1428 45 Street Sw, Calgary

MLS® #A2198820

\$589,900

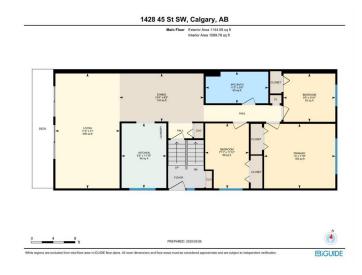
5 Bedroom, 2.00 Bathroom, 1,145 sqft Residential on 0.08 Acres

Rosscarrock, Calgary, Alberta

Nestled in the heart of ROSSCARROCK, this beautifully designed BI-LEVEL SEMI-ATTACHED HOME offers over 2,200 SQ FT OF DEVELOPED LIVING SPACE. complete with a fully LEGAL SUITEâ€"a rare and valuable feature! Enjoy the ultimate CONVENIENCE with the C-TRAIN STATION JUST A BLOCK AWAY, providing quick access to downtown, shopping, parks, and top-rated schools. The MAIN FLOOR boasts a SPACIOUS & BRIGHT LAYOUT, featuring 3 GENEROUS BEDROOMS, updated flooring, and a 4-PIECE BATH. The MODERN KITCHEN is equipped with UPDATED APPLIANCES & COUNTERTOPS, plus an in-suite WASHER & DRYER for added convenience. Step outside to your WEST-FACING DECK, perfect for evening relaxation. The LOWER LEVEL is a bright and airy LEGAL SUITE, ideal for multi-generational living or rental income. It features 2 LARGE BEDROOMS, ANOTHER 4-PIECE BATH, and a SPACIOUS LIVING AREA filled with natural light from oversized windows. The suite includes its own LAUNDRY FACILITIES ensuring comfort and independence for all occupants. Outside, the FULLY FENCED & LANDSCAPED YARD provides a private oasis for relaxation and entertaining & 2 CAR PARKING. This meticulously maintained home reflects true PRIDE OF OWNERSHIP. Whether you're looking to DOWNSIZE WHILE GENERATING INCOME or INVEST IN A PRIME LOCATION, this home is a RARE







FIND! 3D Tour Available. DON'T MISS OUTâ€"BOOK YOUR SHOWING TODAY!

Built in 1964

Essential Information

MLS® # A2198820 Price \$589,900

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,145
Acres 0.08
Year Built 1964

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

Status Active

Community Information

Address 1428 45 Street Sw

Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta
Postal Code T3C 2C2

Amenities

Parking Spaces 2

Parking Additional Parking, Parking Pad, Stall, Alley Access

Interior

Interior Features Crown Molding, High Ceilings, No Animal Home, No Smoking Home Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling Other
Has Basement Yes

Basement Exterior Entry, Finished, Full

Exterior

Exterior Features Balcony, Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance

Landscape, Rectangular Lot

Roof Rubber

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025

Days on Market 6

Zoning H-GO

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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