

# \$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 SUITE—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



1428 45 St SW, Calgary, AB

Main Floor Exterior Area 1164.59 sq ft  
Interior Area 1089.78 sq ft



0 4 8

PREPARED: 2025/03/06

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



FIND! 3D Tour Available. DON'T MISS  
OUT! 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)
----------------	------------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.