



📍 3119 45 STREET SW, CALGARY, AB

🏠 PROPERTY DETAILS

🏘️ NEIGHBOURHOOD

City **Calgary** Ward **6**

Community **Glenbrook (GBK)**

Influences **Traffic Collector**

🏠 PROPERTY

Year built **1959** Lot size **502.000 SQM**

Property description **Single Residential (SR)**

Building type / structure **House / Bungalow/ 1 Storey** Build Quality **A**

Area above grade **85.000 M / 913.410000 SF**

Garage type **Detached** Garage area **29 SQM**

Last sold date **August 21, 2000** Last sold amount **\$158,000.00**

Fireplace **N** Walkout Basement **N**

🔨 LEGAL

Linc number **0013691324** Roll number **083116509**

Plan / Block / Lot **5709HL / 41 / 16** Full legal address **5709HL;41;16**

Title type **Land and Improvement**

💰 TAX

Year	Assessment Value	Tax Amount
2019	\$453,500.00 ↓	\$3,017.59 ↑
2018	\$462,500.00 ↑	\$2,940.25 ↑
2017	\$431,500.00 ↓	\$2,805.09 ↑
2016	\$440,500.00 ↑	\$2,719.55 ↑
2015	\$423,500.00 ↑	\$2,436.99 ↑
2014	\$374,500.00 ↑	\$2,285.53 ↑
2013	\$361,000.00 ↑	\$2,282.27 ↑
2012	\$342,500.00	\$2,111.79

Land usage **R-C1 Residential - Contextual One Dwelling**

📄 PERMITS (0)

No permit information available



MLS® HISTORY

Date	Change	Price	DOM
2017-01-26	T	\$444,900	71
2017-01-09	Down	\$444,900	54
2016-12-02	Down	\$449,900	16
2016-11-16	New	\$460,000	
2000-08-21	Sold	\$158,000	19
2000-08-02	New	\$159,900	
1993-01-21	Sold	\$120,000	89
1992-10-24	New	\$122,900	
1990-07-11	Sold	\$118,000	69
1990-05-03	New	\$123,900	
1984-05-01	Sold	\$72,500	59
1984-03-03	New	\$73,900	

LAND TITLES HISTORY

Date	Document	Cons. Amount	Cons. Text	Value
2017-02-10	TRANSFER OF LAND		CASH & MORTG	\$415,000
2014-05-12	TRANSFER OF LAND		CASH & MORTG	\$530,000
2007-08-11	TRANSFER OF LAND		NOMINAL	\$400,000
2000-09-12	TRANSFER OF LAND		CASH	\$158,000

NEARBY AMENITIES

GROCERY STORES

estimate

Filipino Market - 📍 3803 26 Ave SW	1.2 km
Save-On-Foods - 📍 3915 51 St SW #70	1.3 km
Co-op Richmond Road - 📍 4940 Richmond Road SW	1.4 km
Safeway Glamorgan - 📍 3737 37 St SW	1.4 km
Francesco's - 📍 3413 26 Ave SW	1.5 km

RESTAURANTS

estimate

Howie's Pizza - 📍 4704 26 Ave SW	0.5 km
Hot Wok Cafe - 📍 4700 26 Ave SW	0.5 km
A Touch of India - 📍 2835 37 St SW #30	1.1 km
Pearl Express - 📍 4824 Richmond Road SW	1.3 km
Sophies Pizza - 📍 Richmond Place, 4808 Richmo...	1.3 km

CAFES

estimate

Tim Hortons - 📍 3508 37 St SW	1.3 km
Starbucks - 📍 3915 51 St SW	1.4 km
Starbucks - 📍 3737 37 St SW	1.4 km
Primal Cafe and Soup Company - 📍 5255 Richmon...	1.5 km
Francesco's - 📍 3413 26 Ave SW	1.5 km

PARKS

estimate

Glenbrook Park - 📍 5012 39 Ave SW	1.4 km
Grafton Park - 📍 Calgary	1.5 km
Glamorgan Off leash area - 📍 4015 37 St SW	1.6 km
Progress Energy Poppy Memorial - 📍 Greenway	2.3 km
Glenbrook Park off leash area - 📍 5298 32 Ave SW	2.5 km

NEARBY SERVICES

SCHOOLS

DRIVING

Nearest elementary school:

🎓 **Glenbrook School | Calgary Board of Education**
 📍 4725 33 Ave SW, Calgary • 📍 0.4 km • 🕒 2 mins

Nearest junior high school:

🎓 **A.E. Cross School | Calgary Board of Education**
 📍 3445 37 St SW, Calgary • 📍 1.4 km • 🕒 4 mins

Nearest high school:

🎓 **Calgary Christian Secondary School**
 📍 5029 26 Ave SW, Calgary • 📍 1.0 km • 🕒 2 mins

HOSPITAL

DRIVING

Nearest hospital:

🏥 **Foothills Medical Centre**
 📍 1403 29 Street NW, Calgary • 📍 8.1 km • 🕒 14 mins

TRANSIT

DRIVING

Nearest bus stop:

🚌 **26th Avenue SW Station (SB)**
 📍 1.4 km • 🕒 3 mins

Nearest LRT stations:

🚆 **45 Street SW Station**
 📍 1.4 km • 🕒 3 mins

🚆 **Sirocco Station**
 📍 2.6 km • 🕒 5 mins

POLICE

DRIVING

Nearest police station:

🚓 **District 2 - Rosscarrock Office**
 📍 4506 17 Avenue SW, Calgary • 📍 1.4 km • 🕒 3 mins

FIRE DEPT

DRIVING

Nearest fire station:

🚒 **Rosscarrock Fire Station No. 8**
 📍 1720 45 Street SW, Calgary • 📍 1.4 km • 🕒 4 mins