

\$289,900 - 12, 3809 45 Street Sw, Calgary

MLS® #A2201218

\$289,900

3 Bedroom, 1.00 Bathroom, 921 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to #12 3809 - 45th Street SW located in the popular complex of Regent Gardens in the highly desirable community of Glenbrook in SW Calgary. Step into this great home made for the first time buyer, students or even as an investment property. This 2 story, 3-bedroom townhome is clean, bright and sunny. Natural light fills the well laid out main floor including a living room, dining room, kitchen and conveniently tucked away laundry. The 3 bedrooms on the upper floor include a huge primary bedroom. With newer flooring and carpet and a renovated bathroom this unit is clean and in move in condition. Included in the condo fees are HEAT, WATER and SEWER. A perfect place for children as they can grow and thrive in the nearby schools and playgrounds. A range of schools from elementary, Junior High and Mount Royal University are all close by. Close to the stores of Westhills. Easy access to Sarcee Trail and Glenmore Trail, a 15-minute commute downtown using the public transit with stops across the street and close to the ring road for trips west to the mountains. It is a short walk to the Glenbrook off leash dog park. A great place to call home! Call today for your private viewing..

Built in 1971

Essential Information

MLS® #

A2201218



| | |
|----------------|---------------|
| Price | \$289,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 921 |
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 12, 3809 45 Street Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 3H4 |

Amenities

| | |
|----------------|---------------------|
| Amenities | Parking, Playground |
| Parking Spaces | 1 |
| Parking | Assigned, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters, No Smoking Home, Vinyl Windows, Ceiling Fan(s) |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Baseboard |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Playground |
| Lot Description | Level |
| Roof | Tar/Gravel |
| Construction | Composite Siding, Stucco |
| Foundation | Poured Concrete |

Additional Information

Date Listed March 11th, 2025

Days on Market 43

Zoning M-C1

Listing Details

Listing Office RE/MAX Complete Realty

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