

\$299,999 - 37, 3809 45 Street Sw, Calgary

MLS® #A2200516

\$299,999

3 Bedroom, 1.00 Bathroom, 943 sqft

Residential on 0.00 Acres

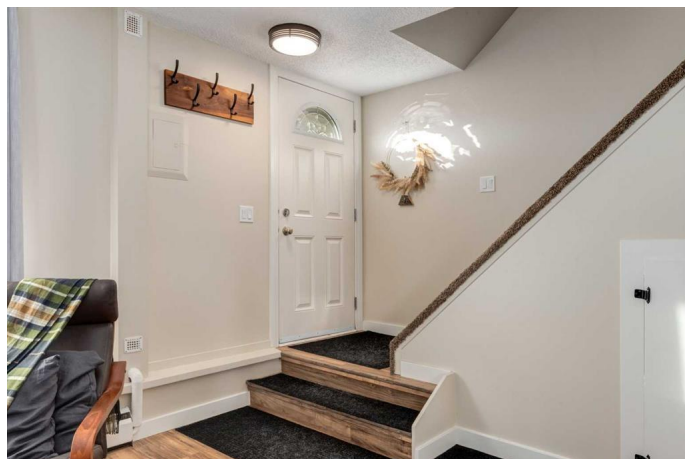
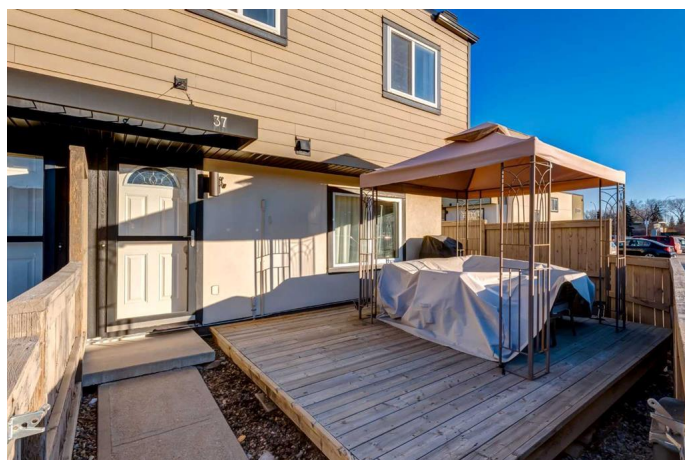
Glenbrook, Calgary, Alberta

Incredible value in this beautifully updated END unit townhome! Modern, comfort and convenience in this unit featuring a bright and open main floorplan with engineered laminate flooring throughout, a spacious living room and dining area with stone feature wall. The gorgeous kitchen is sure to impress with custom cabinetry, granite countertops, undermount sink, sleek stainless steel appliances and a convenient laundry closet. Enjoy the SOUTH facing, expansive deck (14'x12'), ideal for outdoor gatherings or relaxing in the sun. Upstairs you will find 3 bedrooms with a wood molding feature wall in the master along with custom closet organizers and a 4-piece bathroom. The prime location offers close proximity to Mount Royal University, public transit, top-rated schools, and the bustling West Hills Shopping Centre. Plus, with a beautiful park next door, easy access to the majestic mountains, and just a 15-minute drive to downtown, this home is perfectly positioned for a vibrant lifestyle. Book your showing today!

Built in 1971

Essential Information

MLS® #	A2200516
Price	\$299,999
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	943
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	37, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

Amenities

Amenities	Parking, Playground, Trash
Parking Spaces	1
Parking	Assigned, Off Street, Stall

Interior

Interior Features	Closet Organizers, Granite Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2025
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Days on Market	20
Zoning	M-C1

Listing Details

Listing Office	Real Broker
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