

\$290,000 - 150, 3809 45 Street Sw, Calgary

MLS® #A2229437

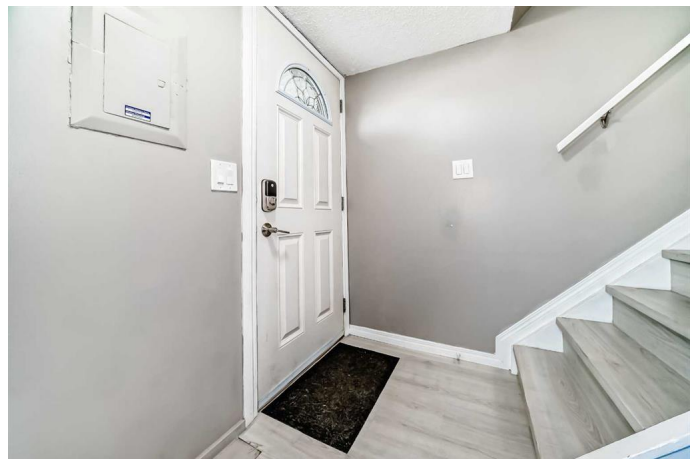
\$290,000

3 Bedroom, 1.00 Bathroom, 955 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Don't miss this exceptional opportunity to own a three-bedroom townhouse with some new updates, in the heart of the sought-after Glenbrook community. This inner-city residence boasts an open floor plan with an abundance of natural light, and an in unit Storage area. The main level is generously appointed with new Vinyl Plank flooring throughout. The kitchen is a chef's delight, offering a wealth of cabinet and counter space, alongside newer stainless steel appliances. Convenience is key, with main floor laundry that includes a stackable washer and dryer. The dining room is graced by a captivating focal feature wall, adding to the home's character. Head Upstairs on the new Vinyl Plank Flooring and you'll discover three well-appointed bedrooms and a luxurious four-piece bathroom, with some features newly renovated, providing ample space for comfort and relaxation. The upper level has been renovated with new Vinyl Plank Flooring as well. Monthly condo fees include the cost of heat, sewer, and water, simplifying your life and budget. The location is exceptional, with proximity to downtown and quick access to Stoney Trail. You will enjoy your large West facing private deck and yard for those relax moments with a beverage and BBQ. Within walking distance to the Westhills Shopping Area, Mount Royal University, the C-train station, parks, schools, restaurants, public transportation, health services, and professional buildings. Whether you're a



first-time buyer looking for a perfect starter home or an investor seeking a promising opportunity, this property has tremendous value and potential.

Built in 1971

Essential Information

MLS® #	A2229437
Price	\$290,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	955
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	150, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3H4

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall, Parking Lot

Interior

Interior Features	Laminate Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None

Basement	None
----------	------

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard
Roof	Asphalt
Construction	Stucco, Vinyl Siding
Foundation	Slab

Additional Information

Date Listed	June 10th, 2025
Days on Market	3
Zoning	MC-1

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.