

# \$259,000 - 141, 3809 45 Street Sw, Calgary

MLS® #A2263706

**\$259,000**

3 Bedroom, 1.00 Bathroom, 949 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Bonus Alert! End Unit | 3 Bedrooms | Prime Location in Glenbrook

Welcome to Regent Gardens in the desirable community of Glenbrook – and to one of the best-located units in the complex! This bright and well-maintained 3-bedroom, 1-bathroom END UNIT townhome offers exceptional value for first-time buyers, investors, couples, or small families seeking comfort, convenience, and a great price.

Condo fees include HEAT & WATER – a rare find! That means your only monthly utility bill is electricity (plus optional cable/internet/phone).

Step inside to a smart, functional layout featuring:

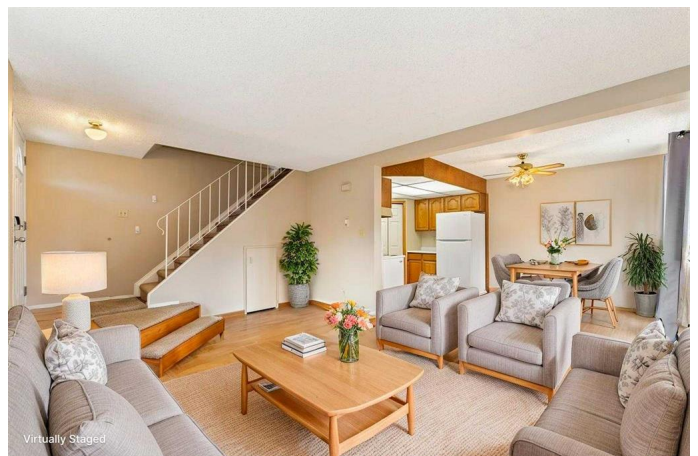
Three spacious bedrooms

A fully renovated 4-piece bathroom with new flooring and modern tilework to the ceiling

A bright open-concept living and dining area – ideal for relaxing or entertaining

A well-equipped kitchen with plenty of counter space and cabinetry, plus a brand-new refrigerator, dishwasher, stove, and convenient stacking washer/dryer (with new doors to keep it tidy)

Enjoy your private outdoor patio, perfect for



morning coffee or evening BBQs, along with side yard space for gardening or lounging under the mature trees. This well-managed complex offers landscaped paths, green spaces, and a peaceful, community feel.

#### Location Highlights:

Minutes to Westhills Shopping Centre, Glenbrook School, parks, playgrounds, and more

Quick access to Sarcee Trail, Glenmore Trail, and Stoney Trail – downtown or the mountains are just a short drive away

Excellent transit and bike routes for easy commuting

? 3 Bedrooms | 1 Full Bathroom

? Assigned Parking Stall (#141)

? Low-Maintenance Living with Utilities Included

? Private Yard & Patio Space

? Ideal Starter Home or Investment Property

We've virtually staged select photos to help you imagine your new home. Whether you're buying your first place or expanding your investment portfolio, Unit 141 at 3809 45 St SW offers incredible value in a prime location.

Don't miss out – schedule your private showing today!

Built in 1971

#### Essential Information

MLS® #	A2263706
Price	\$259,000
Bedrooms	3
Bathrooms	1.00

Full Baths	1
Square Footage	949
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	141, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	2
Basement	None

### Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Yard, Landscaped, Lawn
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	None

### Additional Information

Date Listed	October 10th, 2025
Days on Market	3
Zoning	M-C1 d38

**Listing Details**

Listing Office	CIR Realty
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