# \$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 21

Zoning MC-1

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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