

\$284,000 - 77, 3809 45 Street Sw, Calgary

MLS® #A2085659

\$284,000

3 Bedroom, 1.00 Bathroom, 863 sqft

Residential on 0.00 Acres

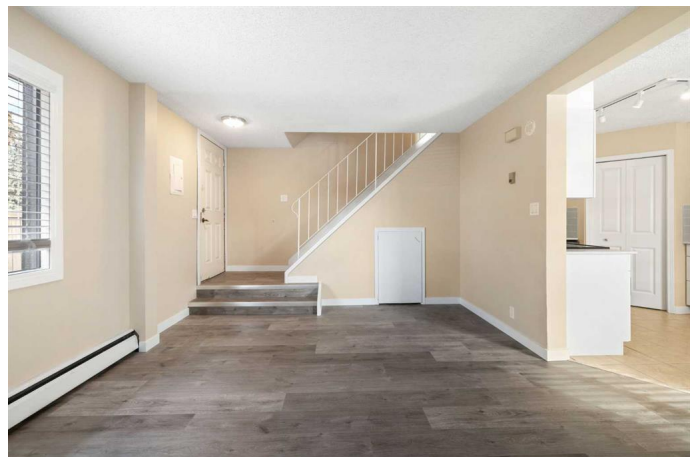
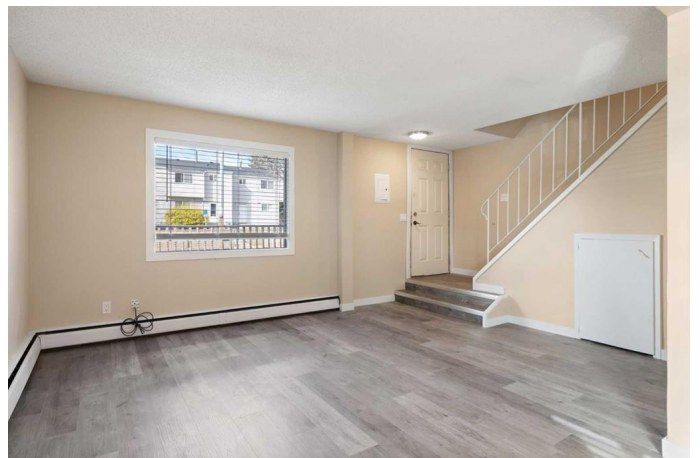
Glenbrook, Calgary, Alberta

Sought after 3 bedroom end unit with extra windows, perfect for a small family, a first time buyer, or an investor! Features include: new laminate flooring throughout the main and upper floor, a spacious living and dining area with large windows that brighten the whole main floor, renovated kitchen with stainless steel appliances and quartz counters, renovated 4 pc bathroom with jetted tub, west facing and fenced front patio/yard with space for a garden, one assigned powered parking stall located steps from the unit (#101) and ample visitor street parking right out your front door on 47 Street. This is a tremendous value for a townhouse in the SW close to the inner city. Minutes to Westhills Shopping Centre, Mount Royal University, C-train and walking distance to Co-op, restaurants and public transportation. Call to view this one today!

Built in 1971

Essential Information

MLS® #	A2085659
Price	\$284,000
Sold Price	\$310,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	863
Acres	0.00



Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	77, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H4

Amenities

Amenities	Other
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Jetted Tub, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Landscaped, Level
Roof	Tar/Gravel
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2023
Date Sold	October 20th, 2023
Days on Market	11
Zoning	M-C1 d38

HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (CENTRAL)

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