

\$289,000 - 104, 3809 45 Street Sw, Calgary

MLS® #A2087086

\$289,000

3 Bedroom, 1.00 Bathroom, 855 sqft
Residential on 0.00 Acres

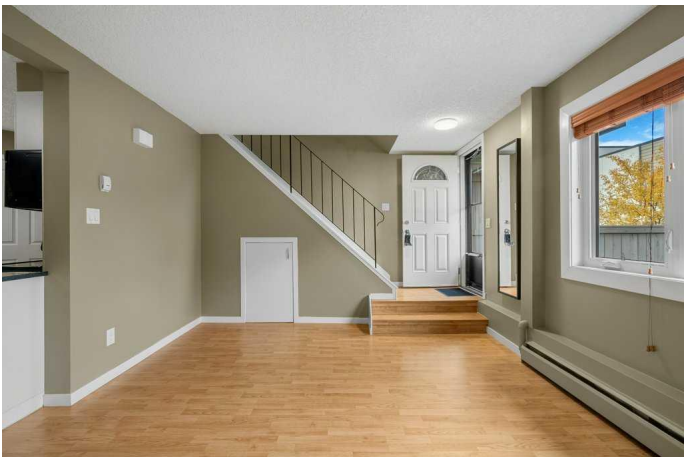
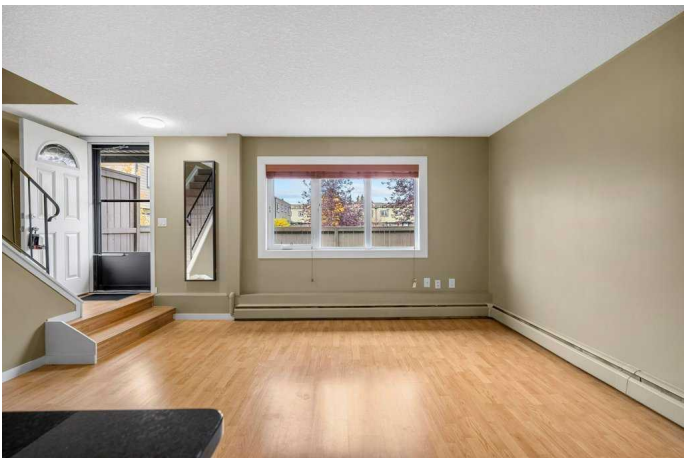
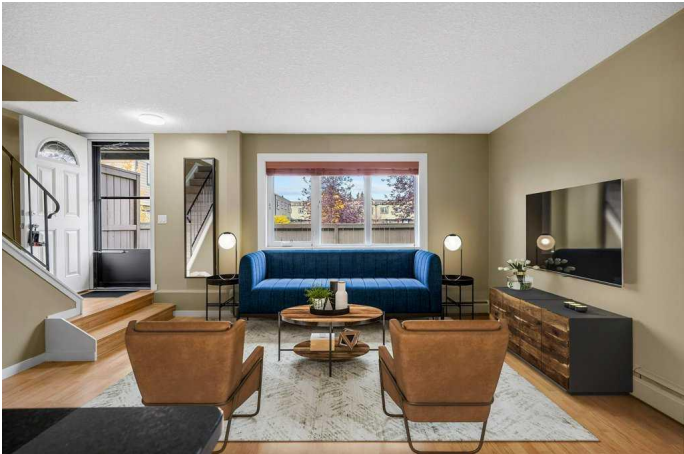
Glenbrook, Calgary, Alberta

Welcome to this fully renovated townhouse with a private yard. This bright and thoughtfully renovated home features a generous kitchen with granite countertops, smart white cabinetry, stainless steel appliances, and in-suite laundry. The dining area easily seats 4 providing enough space for family meals and entertaining. The connected living room is spacious and leads out to the private fenced yard and courtyard beyond. Upstairs is a remodeled full bath, a large primary bedroom with big closet, a second bedroom with a 12'™ ceiling and a third bedroom perfect for a home office or nursery. This home is well proportioned and charming. An assigned parking stall nearest to the unit completes the package. Close to Mount Royal University, Westhills and Signal Hill and walking distance to shopping, as well as nearby playgrounds and athletic fields, this location is ideal. This cute home is ready for a new family to love it.

Built in 1971

Essential Information

MLS® #	A2087086
Price	\$289,000
Sold Price	\$280,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	855



Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	104, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

Amenities

Amenities	Playground
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Backs on to Park/Green Space, Front Yard
Roof	Tar/Gravel
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	November 10th, 2023
Days on Market	29

Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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