

\$275,000 - 150, 3809 45 Street Sw, Calgary

MLS® #A2088579

\$275,000

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

Glenbrook, Calgary, Alberta

Don't miss this exceptional opportunity to own an impeccably updated three-bedroom townhouse in the heart of the sought-after Glenbrook community. This residence boasts an open floor plan with an abundance of natural light. The main level is generously appointed with sleek ceramic tile 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 entire interior has been freshly painted, lending a fresh and inviting ambiance. The dining room is graced by a captivating focal feature wall, adding to the home's character. The carpeting throughout the unit is also newer, showcasing the care and attention to detail in this home.

Upstairs, you'll discover three well-appointed bedrooms and a luxurious four-piece bathroom, providing ample space for comfort and relaxation. Your monthly condo fees include the cost of both heat and water, simplifying your life and budget.

The location is nothing short of exceptional, with proximity to the inner city and quick access to Stoney Trail. You're just minutes away from the Westhills Shopping Centre, Mount Royal University, the C-train station,



parks, schools, restaurants, and public transportation.

Whether you're a first-time buyer looking for a perfect starter home or an investor seeking a promising opportunity, this property embodies tremendous value and potential. Book your showing today!

Built in 1971

Essential Information

MLS® #	A2088579
Price	\$275,000
Sold Price	\$289,150
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	150, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 14th, 2023
Days on Market	13
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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