

\$294,900 - 2, 3809 45 Street Sw, Calgary

MLS® #A2108879

\$294,900

3 Bedroom, 1.00 Bathroom, 957 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

****Update: Conditionally Sold**** Welcome to Regent Gardens in the highly desirable community of GLENBROOK in SW Calgary. Step into this great home made for the first time buyer, students or even as an investment property. This impressive cozy 2 STORY, 3 BEDROOM townhome has all you need and is ready to move in TODAY. Natural light fills the suitably laid out main floor including the living room, dining room, kitchen and conveniently tucked away laundry. The 3 bedrooms on the upper floor gives you the space you need in a cozy environment. With newer FLOORING and CARPET, renos to the bathroom you will be pleased with the UPGRADES and MODERN colours. Included in the condo fees are SNOW REMOVAL, HEAT and WATER. That is a huge bonus as you can take those long extra showers or cozy up with a book during those miserable winter days. As the warmer months are approaching, you will be thrilled to hang out in the front fenced yard. Use this space for the ideal family and friend gatherings. Imagine BBQs, gardening or sipping on your favourite drinks watching the sun go down. Let's not forget the kids as they have a place to play and grow in the nearby schools and playgrounds. In addition to all the fun you will be having, think of the all the SHOPPING you can do at the SIGNAL HILL CENTER. Close and accessible from Sarcee, Glenmore Trail, and many locations in the SW. Most all of what you want is here including restaurants, services and shops. A range of



schools including MRU make this well established community a "MUST LIVE IN", not to mention you are minutes to Downtown. In the time it took you to read this you could have gotten into your car and driven to that sushi restaurant nearby (you know which one I am talking about) or a short hike to the GLENBROOK DOG PARK. All of this is and more, so don't wait, call to book for an appointment.

Built in 1971

Essential Information

MLS® #	A2108879
Price	\$294,900
Sold Price	\$310,945
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	957
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

Amenities

Amenities	Storage
Parking Spaces	1

Parking	Off Street, Stall
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Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Boiler, Hot Water
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 5th, 2024
Days on Market	12
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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