

\$279,999 - 145, 3809 45 Street Sw, Calgary

MLS® #A2111077

\$279,999

3 Bedroom, 1.00 Bathroom, 871 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Nestled in a serene corner, this 2-storey, 3 bedroom, townhouse offers the perfect blend of comfort and style. As you approach the home, you are greeted by a fully fenced front yard, providing a private outdoor space. This corner unit boasts an ideal location with one side backing onto green space/park, offering tranquility and great views. Step inside to discover an inviting main floor featuring a bright and open floor plan, ideal for both relaxing and entertaining. The main floor includes a functional kitchen making meal preparation a breeze. Additionally, the convenience of main floor laundry adds a practical touch to everyday living. Venture upstairs to find three cozy bedrooms. A full bathroom on the upper level ensures convenience for all residents. The home's total 870 square feet above grade provides ample space for comfortable living. With a mix of ceramic tile, hardwood, and laminate flooring throughout, this home exudes a timeless elegance that complements any style of decor. While no recent renovations or updates have been made, this property presents a perfect opportunity for customization and personalization to suit your unique taste and preferences. Beyond the walls of this charming residence, the community of Glenbrook offers an array of amenities and attractions. Enjoy nearby parks and playgrounds, ideal for outdoor activities and leisurely strolls. Families will appreciate the close proximity to schools. Shopping enthusiasts will delight in the



convenience of nearby retail centres, including the shops at Richmond & Signal Hill and you can indulge in delectable treats at the popular Glamorgan Bakery! Book a showing today.

Built in 1971

Essential Information

MLS® #	A2111077
Price	\$279,999
Sold Price	\$315,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	871
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	145, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H4

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Baseboard, Natural Gas

Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Corner Lot
Roof	Tar/Gravel
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	March 13th, 2024
Days on Market	8
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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