

\$295,000 - 116, 3809 45 Street Sw, Calgary

MLS® #A2111465

\$295,000

3 Bedroom, 1.00 Bathroom, 922 sqft

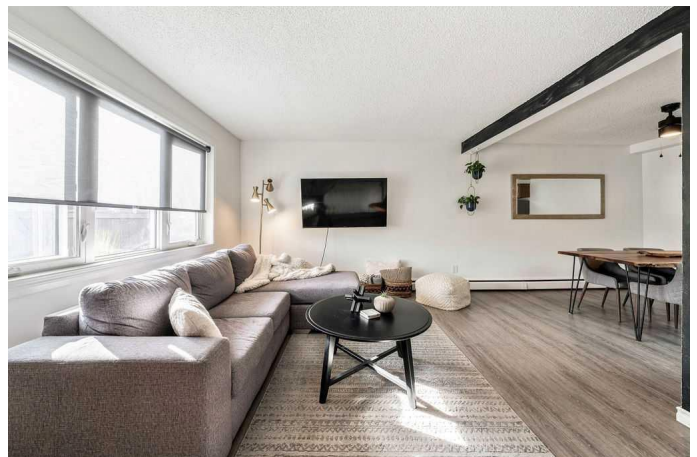
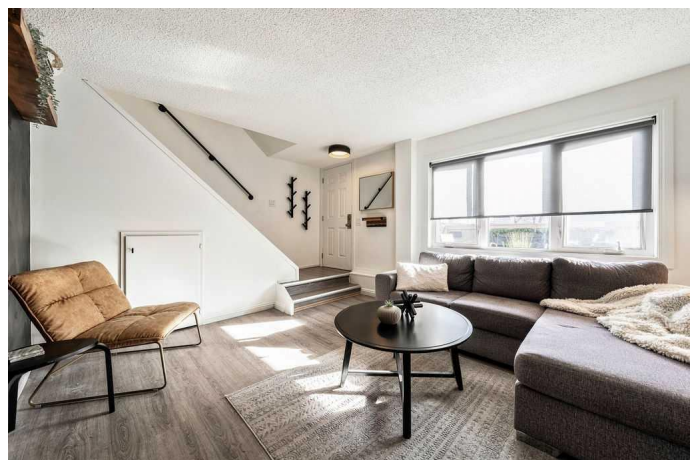
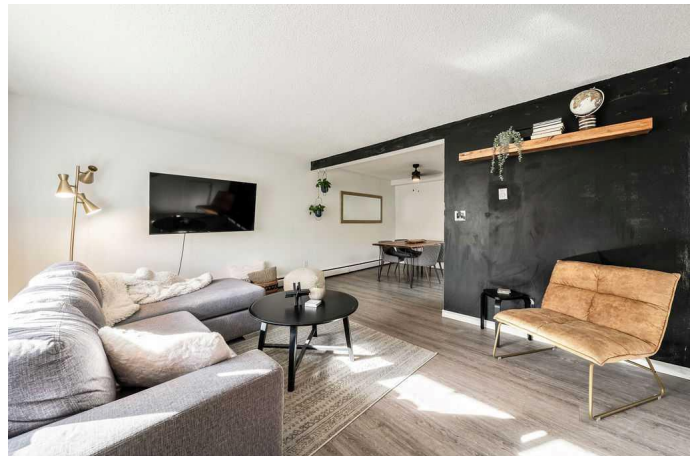
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Open House Sunday 1-3PM Welcome to this stylish 3-bedroom townhome nestled in the vibrant heart of Glenbrook, boasting a fresh coat of paint and eagerly awaiting its new owners! Whether you're a discerning investor or a first-time buyer, this presents an irresistible opportunity. As you step inside, you're greeted by a sunlit main floor with updated laminate flooring and an open-concept layout. The kitchen has sleek stainless steel appliances, a brand-new sink, and faucet, while a convenient laundry closet with a stacked washer/dryer adds to the practicality. The spacious living room features a large window that floods the space with natural light, offering picturesque views of the expansive playground area. Venture upstairs to discover three bedrooms and a 4 piece bathroom! Outside, a private fenced front yard provides a secure space for your furry friends to roam, complemented by an assigned parking stall. Regent Gardens has recently undergone exterior updates, including freshly painted stucco, new siding, roofs, and fences. Managed with precision, the condo fees cover all utilities except electricity, ensuring peace of mind for residents. Nearby amenities such as Richmond Square, London Place West, West Hills, and Signal Hill Shops cater to your everyday needs!

Built in 1971

Essential Information



MLS® #	A2111465
Price	\$295,000
Sold Price	\$340,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	922
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	116, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3H4

Amenities

Amenities	Park, Parking
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard, Lighting, Private Yard
Lot Description	Backs on to Park/Green Space, Lawn, Landscaped, Street Lighting
Roof	Flat, Tar/Gravel

Construction	Composite Siding, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 14th, 2024
Days on Market	13
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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