

\$309,900 - 45, 3809 45 Street Sw, Calgary

MLS® #A2112524

\$309,900

3 Bedroom, 1.00 Bathroom, 950 sqft

Residential on 0.00 Acres

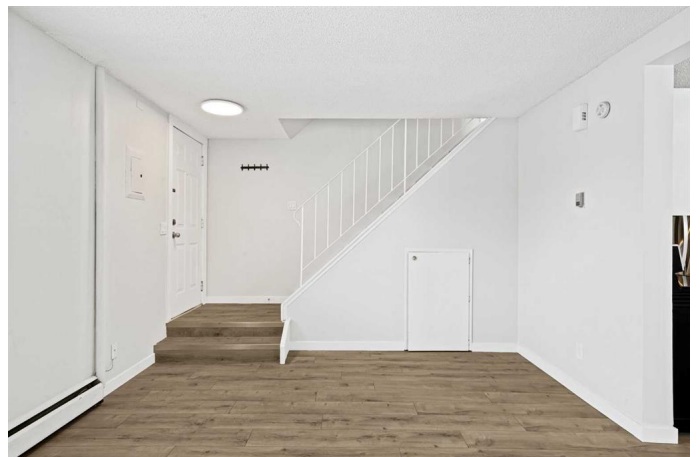
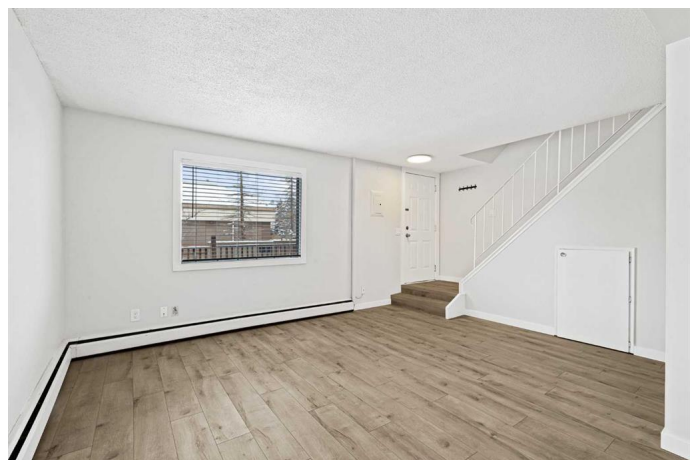
Glenbrook, Calgary, Alberta

Desirable end unit boasting 3 bedrooms and extra windows, making it ideal for a small family, first-time buyer, or savvy investor! This home showcases fresh paint throughout, new waterproof laminate flooring on the main and upper floors, and updated light fixtures. Enjoy a bright and airy living and dining area with ample windows, a renovated kitchen featuring stainless steel appliances, granite counters, and a stylish tile backsplash, as well as a revamped 4-piece bathroom. Additional highlights include the washer and dryer contained in the lower kitchen cabinetry, a fenced west-facing patio/yard, assigned parking stall (#45), convenient proximity to amenities such as Westhills Shopping Centre, Mount Royal University, and public transportation plus the condo fees cover all utilities except electricity. Don't miss out on this exceptional townhouse opportunity in the SW â€” schedule your viewing today!

Built in 1971

Essential Information

MLS® #	A2112524
Price	\$309,900
Sold Price	\$321,600
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	950



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

Community Information

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

Amenities

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

Interior

Interior Features	Granite Counters
Appliances	See Remarks
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Landscaped, Level
Roof	Tar/Gravel
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	April 26th, 2024
Days on Market	44
Zoning	M-C1 d38

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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