

\$295,000 - 11, 3809 45 Street Sw, Calgary

MLS® #A2118666

\$295,000

3 Bedroom, 1.00 Bathroom, 959 sqft
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Excellent investment opportunity. This townhouse condo complex has undergone extensive exterior renovations, ensuring durability and curb appeal. This unit features 3 bedrooms upstairs and a spacious main floor with a large living room, dining area, and an oak kitchen with a sunshine ceiling, this home provides comfortable living. Additionally, main floor laundry and in-suite storage add convenience. Recent upgrades include new vinyl windows and low-maintenance composite fiber exteriors throughout the complex. Enjoy outdoor gatherings in your sunny, fully fenced front yard. Long term tenant has been there for 7 years and would love to stay. Conveniently located near schools, shopping, and public transportation.

Built in 1971

Essential Information

MLS® #	A2118666
Price	\$295,000
Sold Price	\$277,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	959
Acres	0.00
Year Built	1971
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	11, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H4

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Yard, Level
Roof	Tar/Gravel
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 29th, 2024
Date Sold	May 3rd, 2024
Days on Market	35
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

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