

\$295,000 - 106, 3809 45 Street Sw, Calgary

MLS® #A2118709

\$295,000

3 Bedroom, 1.00 Bathroom, 959 sqft

Residential on 0.00 Acres

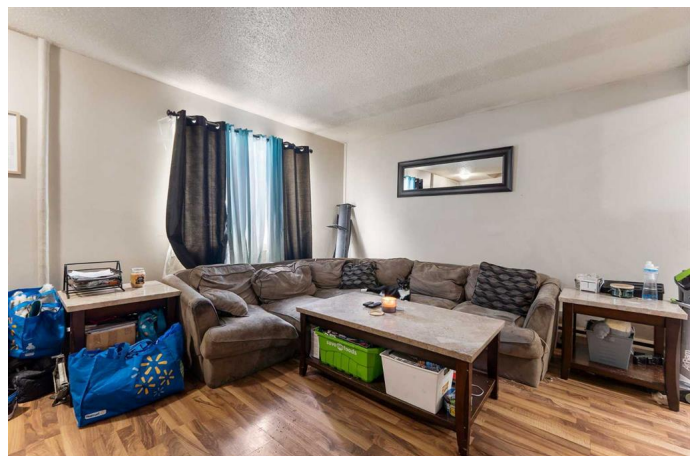
Glenbrook, Calgary, Alberta

Investment opportunity. This end unit-townhouse condo boasts a sizable fenced yard and the complex has received comprehensive exterior renovations for long-lasting quality and visual appeal. Inside, discover an inviting open floor plan, 3 bedrooms upstairs accompanied by a 4-piece bathroom, and a generously sized main floor comprising a spacious living room, dining area, and well-appointed kitchen. Convenience is key with main floor laundry and in-suite storage. Recent enhancements include new vinyl windows and low-maintenance composite exteriors across the complex. Embrace outdoor entertainment in your sunlit, fully fenced front yard. Strategically positioned close to schools, shopping outlets, and public transportation, this property offers both comfort and accessibility.

Built in 1971

Essential Information

MLS® #	A2118709
Price	\$295,000
Sold Price	\$280,000
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	106, 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	See Remarks
Appliances	Dishwasher, Electric Stove, 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	April 24th, 2024
Days on Market	26
Zoning	M-C1 d38

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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