

\$265,000 - 202, 3518 44 Street Sw, Calgary

MLS® #A2121825

\$265,000

2 Bedroom, 1.00 Bathroom, 865 sqft

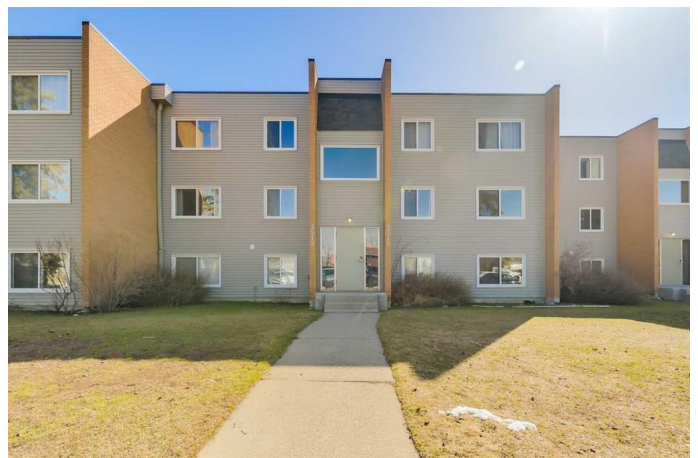
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to 202, 3518 44 th ST SW, this updated & affordable 2 Bedroom condo at Sherwood Acres in the desirable community of GLENBROOK. Recent upgrades include: new paint, baseboards, plumbing + light fixtures, stainless steel APPLIANCES, quartz countertops, subway backsplash, LVP floors + more. Open concept plan with large living room with dining/nook area + bright kitchen with white painted cabinets. Spacious primary bedroom + walk-in closet, fully renovated 4 pc bathroom with new tub, toilet, vanity + tiled walls in tub/shower space. 2 nd bedroom of kids, guest or den/study. Enjoy your morning coffee on the PRIVATE balcony. Great opportunity for first time buyer, downsizer, or investor with LOW CONDO FEES. Assigned parking stall with plug-in. Fantastic location! Walking distance to parks & pathways, both public & catholic schools, 17 th Ave LRT + bus lines. Condo overlooks Glenbrook community park with pickle ball courts + hockey rinks and the community centre just steps away. Dog owners will love the off-leash areas nearby as well. Just minutes to shopping & restaurants off 17 th Ave, Richmond Square, WestHills Town Centre and much more. Quick access to MRU, Crowchild, 17 th Ave, Sarcee, Glenmore + Stoney Trail. Exceptional Value!

Built in 1968

Essential Information



MLS® #	A2121825
Price	\$265,000
Sold Price	\$270,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	865
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	202, 3518 44 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3R9

Amenities

Amenities	Playground
Parking Spaces	1
Parking	Plug-In, Stall

Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Basketball Court, Playground
Roof	Tar/Gravel
Construction	Brick, Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 11th, 2024
Date Sold April 19th, 2024
Days on Market 8
Zoning M-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.