

\$289,990 - 151, 3809 45 Street Sw, Calgary

MLS® #A2129121

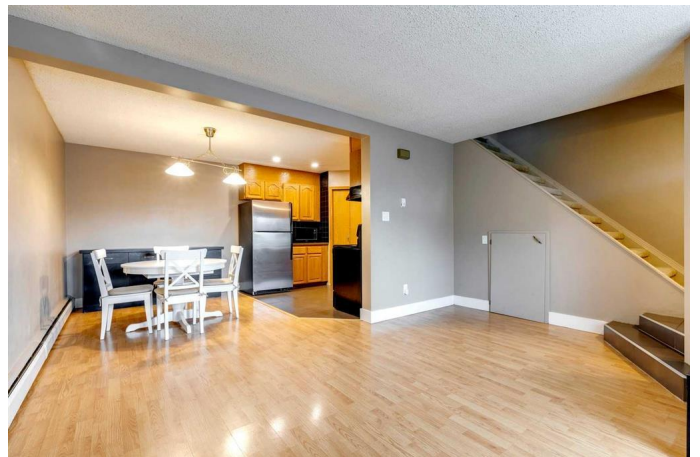
\$289,990

3 Bedroom, 1.00 Bathroom, 954 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Nestled in a serene NE corner of the complex, your 2-storey, 3 BEDROOM townhouse offers the perfect blend of COMFORT and STYLE. As you approach the home, you are greeted by a fully fenced tiered front yard oasis, providing a LARGE outdoor living space for entertaining friends and family, or for your beloved pet to enjoy. Step inside to discover a WARM & INVITING main floor featuring a bright and open floor plan, ideal for both relaxing and entertaining. The main floor includes a functional kitchen making meal preparation a breeze! Additionally, the convenience of main floor laundry adds a practical touch to everyday living. Venture upstairs to find three cozy bedrooms & a FULL 4-PIECE bathroom ensuring convenience for everyone. The home's total 954 square feet above grade provides ample space for comfortable living. With a mix of ceramic tile, carpet, and durable laminate flooring throughout, this home exudes a timeless taste that complements any style of decor. While no recent renovations or updates have been made, this property presents a perfect opportunity for customization and personalization to suit your unique taste and preferences or can offer a MOVE-IN READY option too! Beyond the walls of this charming residence, the community of Glenbrook offers an array of amenities and attractions. Enjoy nearby parks and playgrounds, ideal for outdoor activities and leisurely strolls. Families will appreciate the close proximity to



schools (AECross Junior, Glenmorgan Elementary, Glenbrook Elementary School)- including Mount Royal University (5 minute drive). Shopping enthusiasts will delight in the CONVENIENCE of nearby retail centres, including the shops at Richmond Square, London Place West, and Westhills/Signal Hill shopping -- everything within walking distance!! You can even indulge in delectable treats at the popular Glamorgan Bakery - just 2 minutes away! To top it off, a short 10 min drive to Downtown, easy access to Glenmore Trail, Sarcee, & Stoney Trails taking you anywhere you need to go with ease -- including only a ONE HOUR drive to our Majestic Rocky Mountains of Canmore and Banff to enjoy some fresh mountain air! Whether you're a first-time home buyer looking for a perfect starter home or an investor seeking a promising opportunity, this property embodies TREMENDOUS VALUE and POTENTIAL in a FRIENDLY COMPLEX. Condo fees INCLUDE EVERYTHING except electricity! COMES WITH ONE ASSIGNED PARKING SPOT (#152 with plugin). You will ADORE this GEM OF A HOME!

Built in 1971

Essential Information

MLS® #	A2129121
Price	\$289,990
Sold Price	\$310,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	954
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Sold

Community Information

Address	151, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 18th, 2024
Days on Market	9
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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