

\$339,900 - 149, 3809 45 Street Sw, Calgary

MLS® #A2138769

\$339,900

3 Bedroom, 1.00 Bathroom, 934 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to this beautifully renovated end-unit townhouse, with extra windows and a thoughtful layout. This home is ideal for a family, first-time buyer, or savvy investor looking for a move-in-ready gem. It features 3 bedrooms, 1 bathroom, and an inviting, private fenced outdoor yard perfect for entertaining friends and family or letting your beloved pet roam freely. The kitchen has ample cabinetry, stunning white quartz countertops, and in-suite laundry for your convenience. The dining area, flooded with natural light from the additional end-unit window, offers plenty of space for family meals and gatherings. The built-in shelving provides extra storage and serves as a stylish feature wall. The bright and spacious main floor showcases freshly painted walls and a knockdown ceiling, with abundant natural light. Each window is adorned with brand-new coverings. Upstairs, you'll find a full 4-piece bathroom and three cozy bedrooms. This property is truly move-in ready! You'll have an assigned parking stall (#149). The Regent Gardens complex features recent exterior upgrades. It's a well-managed community where condo fees cover everything except electricity, giving you peace of mind and simplifying your monthly expenses. Enjoy a quiet, friendly neighborhood with all the amenities you need nearby, such as Richmond Square, London Place West, and the West Hills & Signal Hill shops. Close proximity to Mount Royal University with easy access to Glenmore Trail, Sarcee Trail, Stoney Trail, and



you can be downtown in just 10 minutes.
Don't miss out on this incredible opportunity.
Schedule your showing today and discover
why this townhouse is the perfect place to call
your own.

Built in 1971

Essential Information

MLS® #	A2138769
Price	\$339,900
Sold Price	\$339,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	934
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	149, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3H4

Amenities

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

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, Range

	Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Other
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	August 7th, 2024
Days on Market	48
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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