

\$299,900 - 28, 3809 45 Street Sw, Calgary

MLS® #A2139253

\$299,900

3 Bedroom, 1.00 Bathroom, 963 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to 28, 3809 45 St SW, a charming 3-bedroom, 1-bathroom townhouse that offers both comfort and value. Priced under \$300,000, this home is a fantastic deal in a desirable location.

Facing a peaceful courtyard greenspace, the townhouse boasts a renovated bathroom and mostly new flooring throughout, enhancing its appeal. The bright and open living area provides a warm and inviting space for relaxation and entertainment. New Windows throughout!

The well-appointed kitchen and dining area are perfect for everyday living, while the three spacious bedrooms offer ample space for family, guests, or a home office. Enjoy the convenience of nearby amenities, schools, parks, and easy access to major roadways. Don't miss out on this excellent opportunity to own a beautifully updated townhouse in a great community.

Built in 1971

Essential Information

MLS® #	A2139253
Price	\$299,900
Sold Price	\$295,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	963
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	28, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Baseboard, Boiler
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Tar/Gravel
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	July 4th, 2024

Days on Market	27
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office Hope Street Real Estate Corp.

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