

\$300,000 - 61, 3809 45 Street Sw, Calgary

MLS® #A2143110

\$300,000

3 Bedroom, 1.00 Bathroom, 987 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to this charming 3-bedroom, 1-bathroom fully finished townhome with an inviting front yard perfect for barbecues, gardening, kids, and pets. As you walk up the front walkway, you'll be drawn to the outdoor space, setting the stage for the warm welcome inside. Stepping into the front foyer, you're immediately greeted by a spacious living room with lots of natural light from the large front windows, offering plenty of space for all your furniture and a perfect setting for relaxing or entertaining. As you move towards the rear of the main floor, you'll discover the open dining room and kitchen combination. This area is designed to accommodate a large dining table, with the kitchen featuring ample cabinet space and modern stainless steel appliances. Conveniently, the laundry and storage closet are also located in the kitchen, adding to the home's practicality. Venturing upstairs, you'll find three generously sized bedrooms. The primary bedroom is a true retreat, easily accommodating a king-sized bed and all your bedroom furniture. The two additional bedrooms are also spacious, each offering lovely views of the front yard and courtyard. The upstairs also features a lovely 4-piece bathroom. This townhome exudes upgrades and is well maintained throughout. Finishing off this fantastic townhome is its wonderful location within a well-maintained complex. With amenities, transit, downtown access, and more all within close proximity, you'll love the convenience this home offers. The complex



itself boasts a fantastic courtyard and garden, providing a serene and community-oriented atmosphere. To top it all off, the condo fees for the complex include all utilities except electricity making this townhome a no-brainer!!

Built in 1971

Essential Information

MLS® #	A2143110
Price	\$300,000
Sold Price	\$310,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	987
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	61, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3H4

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked

Heating	Baseboard
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard, Garden
Lot Description	Front Yard
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	June 29th, 2024
Days on Market	8
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Elite Realty
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