

\$309,900 - 112, 3809 45 Street Sw, Calgary

MLS® #A2152002

\$309,900

3 Bedroom, 1.00 Bathroom, 944 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Discover this charming townhouse in the community of Glenbrook. This corner unit faces green space, park, and minutes away from the bus stop. This is ideal for first-time buyer or investors looking for a quick move in. The home features lots of upgrades such as appliances, bathroom, and new paint. Main floor features, huge living room with spacious dining room for your family entertaining needs. The second-floor features 3 spacious bedrooms, and 4-piece bathroom, and open hall-way. Enjoy a quiet, friendly neighborhood of Glenbrook with all the amenities you need nearby; Signal Hill shopping centre, West Hills, Richmond Square, and more. It is also within close proximity to downtown, LRT, and Mount Royal University. Very easy access in and out of the community via Stony Trail, Glenmore Trail, and Sarcee Trail. Don't miss out on this incredible opportunity. Schedule your showing today and discover this charming townhouse and why is the perfect place to call your family home.

Built in 1971

Essential Information

MLS® #	A2152002
Price	\$309,900
Sold Price	\$306,500
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	944
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	112, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5N8

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, Landscaped, Private
Roof	Asphalt
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
Date Sold	August 16th, 2024

Days on Market	24
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office First Place Realty

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