

\$299,900 - 134, 3809 45 Street Sw, Calgary

MLS® #A2153505

\$299,900

3 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.00 Acres

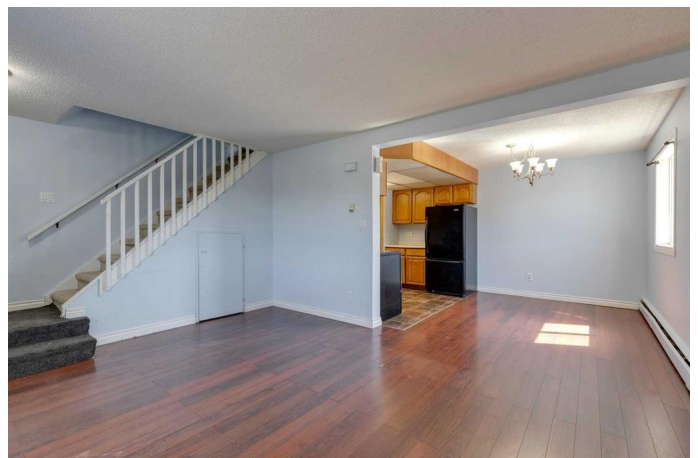
Glenbrook, Calgary, Alberta

Welcome to this charming two-story END-UNIT townhouse, featuring 3 BEDROOMS and ONE OF THE LARGEST PRIVATE YARDS IN THE COMPLEX, offering serene views of a lush green space. It's located in the desirable west end community of Glenbrook. Priced attractively below \$300,000, this home provides exceptional value. There have been exterior enhancements and improvements to the complex : the exterior envelope of the complex has been changed with Cement fibre & stucco including insulation and windows. The dryer is new. The condo fees INCLUDE HEAT. This complex is PET FRIENDLY including dogs with no size restriction. The unit is waiting for the next owner for some TLC. New carpet/laminate and a paint job would transform the fantastic bones of this great unit.

It's conveniently located close to shopping including Save-On Foods, London Drugs, Good Life Fitness, Cineplex Movie Theatre, Earl's Restaurant and many other retailers in Westhills Towne Centre and with easy access to the ring road, this property combines comfort with convenience. Whether you're a first-time buyer or looking to downsize, this home offers a perfect blend of affordability and lifestyle. Don't miss out on this rare opportunity!

Built in 1971

Essential Information



MLS® #	A2153505
Price	\$299,900
Sold Price	\$288,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	920
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	134, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

Amenities

Amenities	Playground, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Tar/Gravel
Construction	Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed August 2nd, 2024
Date Sold August 26th, 2024
Days on Market 24
Zoning M-C1 d38
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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