

\$320,000 - 168, 3809 45 Street Sw, Calgary

MLS® #A2157721

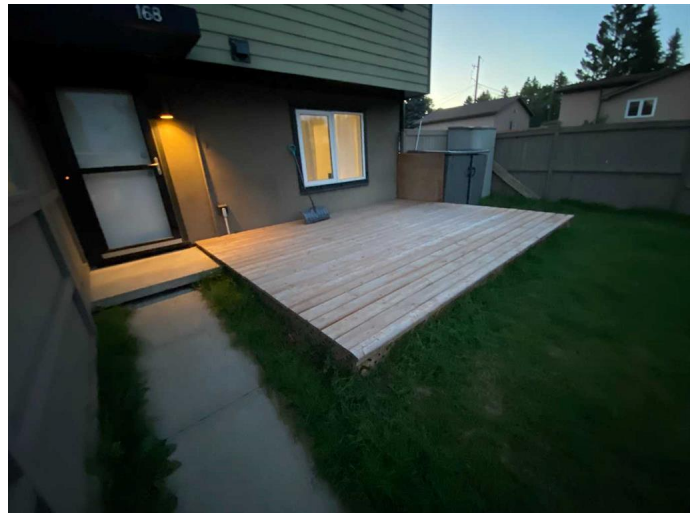
\$320,000

3 Bedroom, 1.00 Bathroom, 841 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to Regent Gardens, an incredibly well maintained and professionally managed complex that has undergone extensive exterior upgrades including stucco, resurfaced parking lot, new roof, new doors, and new windows. This affordable undated 3 bedroom end-unit has one of the largest fenced yards in the complex and is ideal for the kids to play, entertain and barbeque on the large deck, and is conveniently located only steps away your parking spot. The spacious and open floor plan allows an abundance of natural lighting from the extra windows which is an added feature of having an end unit. The stylish décor features the kitchen with 2 tone upper and lower cabinetry, butcher block counters, and modern subway tile backsplash. Completing this level is a large dining nook, and generously sized family room where you can cozy up in front of the electric fireplace and enjoy your space in your preferred way! Your in suite laundry is also located on the main floor too! There are 3 bedrooms upstairs and an updated 4-piece bathroom. Condo fees include heat, water, and sewer. Regent Gardens is located in a convenient inner city position and is walking distance to all amenities including, transit, shopping, medical, pubs, restaurants. Not to mention, it is just a short distance from Mount Royal University and major city routes to get you anywhere you need to go quickly including downtown in under 10 minutes. Don't miss out on your chance to own this incredible end unit today!



VIEW NOW!

Built in 1971

Essential Information

MLS® #	A2157721
Price	\$320,000
Sold Price	\$308,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	841
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	168, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

Amenities

Amenities	Park, Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall

Interior

Interior Features	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, See Remarks, Washer
Heating	Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Insert, L
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, Lawn, No Neighb See Remarks
Roof	Tar/Gravel
Construction	Stucco, Vinyl Siding, Wood F
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	September 3rd, 2024
Days on Market	20
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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