

\$325,000 - 113, 3809 45 Street Sw, Calgary

MLS® #A2166650

\$325,000

2 Bedroom, 1.00 Bathroom, 913 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to Regent Gardens â€” Your Ideal Home Awaits!

Step into this stunning corner unit at Regent Gardens, where modern comfort meets exceptional convenience. This spacious residence features two generously-sized bedrooms and a chic open concept living and dining area, perfect for both relaxation and entertaining. A large window in the living room bathes the space in natural light, enhancing its inviting and airy atmosphere. Enjoy the luxury of an expansive yard and a south-facing wooden deck, ideal for outdoor gatherings or quiet moments in the sun. The prime location offers unparalleled convenience with close proximity to Mount Royal University, public transit, top-rated schools, and the bustling West Hills Shopping Centre. Plus, with a beautiful park next door, easy access to the majestic mountains, and just a 15-minute drive to downtown, this home is perfectly positioned for a vibrant lifestyle. Whether youâ€™re a first-time buyer or an astute investor, this property is a fantastic opportunity. Explore the potential of maintaining it as a rentalâ€”this gem wonâ€™t stay on the market long. Seize the moment and make Regent Gardens your new address today!

Built in 1971

Essential Information

MLS® #

A2166650



Price	\$325,000
Sold Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	913
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	113, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3P5

Amenities

Amenities	Park, Parking
Parking Spaces	1
Parking	Assigned, Parking Lot, Stall

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Flat, Tar/Gravel

Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 23rd, 2024
Days on Market	34
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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