$289,900 - 12, 3809 45 Street Sw, Calgary

MLS® #A2201218

$289,900
3 Bedroom, 1.00 Bathroom, 921 sqft
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to #12 3809 - 45th Street SW located in the popular complex of Regent Gardens in the highly desirable community of Glenbrook in SW Calgary. Step into this great home made for the first time buyer, students or even as an investment property. This 2 story, 3-bedroom townhome is clean, bright and sunny. Natural light fills the well laid out main floor including a living room, dining room, kitchen and conveniently tucked away laundry. The 3 bedrooms on the upper floor include a huge primary bedroom. With newer flooring and carpet and a renovated bathroom this unit is clean and in move in condition. Included in the condo fees are HEAT, WATER and SEWER. A perfect place for children as they can grow and thrive in the nearby schools and playgrounds. A range of schools from elementary, Junior High and Mount Royal University are all close by. Close to the stores of Westhills. Easy access to Sarcee Trail and Glenmore Trail, a 15-minute commute downtown using the public transit with stops across the street and close to the ring road for trips west to the mountains. It is a short walk to the Glenbrook off leash dog park. A great place to call home! Call today for your private viewing..

Built in 1971

Essential Information

MLS® #	A2201218

Price	$289,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	921
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	12, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

Amenities

Amenities	Parking, Playground
Parking Spaces	1
Parking	Stall, Assigned

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard, Playground
Lot Description	Level
Roof	Tar/Gravel
Construction	Stucco, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2025
Days on Market	51
Zoning	M-C1

Listing Details

Listing Office	RE/MAX Complete Realty

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