

\$259,000 - 141, 3809 45 Street Sw, Calgary

MLS® #A2263706

\$259,000

3 Bedroom, 1.00 Bathroom, 949 sqft
Single Family

Glenbrook, Calgary, Alberta

Bonus Alert! End Unit | 3 Bedrooms | Prime Location in Glenbrook Welcome to Regent Gardens in the desirable community of Glenbrook – and to one of the best-located units in the complex! This bright and well-maintained 3-bedroom, 1-bathroom END UNIT townhome offers exceptional value for first-time buyers, investors, couples, or small families seeking comfort, convenience, and a great price. Condo fees include HEAT & WATER – a rare find! That means your only monthly utility bill is electricity (plus optional cable/internet/phone). Step inside to a smart, functional layout featuring: Three spacious bedrooms A fully renovated 4-piece bathroom with new flooring and modern tilework to the ceiling A bright open-concept living and dining area – ideal for relaxing or entertaining A well-equipped kitchen with plenty of counter space and cabinetry, plus a brand-new refrigerator, dishwasher, stove, and convenient stacking washer/dryer (with new doors to keep it tidy) Enjoy your private outdoor patio, perfect for morning coffee or evening BBQs, along with side yard space for gardening or lounging under the mature trees. This well-managed complex offers landscaped paths, green spaces, and a peaceful, community feel. Location Highlights: Minutes to Westhills Shopping Centre, Glenbrook School, parks, playgrounds, and more Quick access to Sarcee Trail, Glenmore Trail, and Stoney Trail – downtown or the mountains are just a short drive away Excellent transit and bike routes for



easy commuting? 3 Bedrooms | 1 Full Bathroom? Assigned Parking Stall (#141)? Low-Maintenance Living with Utilities Included? Private Yard & Patio Space? Ideal Starter Home or Investment Property We've virtually staged select photos to help you imagine your new home. Whether you're buying your first place or expanding your investment portfolio, Unit 141 at 3809 45 St SW offers incredible value in a prime location. Don't miss out - schedule your private showing today! (id:6289)

Built in 1971

Essential Information

Listing #	A2263706
Price	\$259,000
Bedrooms	3
Bathrooms	1.00
Square Footage	949
Year Built	1971
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	141, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
Province	Alberta
Postal Code	T3E3H4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, Parking
Parking Spaces	1
Parking	Other

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings,
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	Washer/Dryer Stack-Up
Heating	Forced air
Cooling	None
# of Stories	2

Exterior

Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	None

Listing Details

Listing Office	CIR Realty
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