

# \$299,900 - 141, 3809 45 Street Sw, Calgary

MLS® #A2196194

**\$299,900**

3 Bedroom, 1.00 Bathroom, 949 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

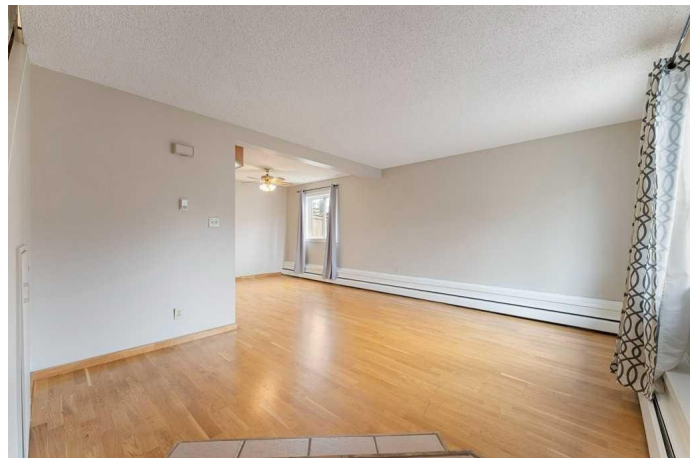
Welcome to Glenbrook! This bright and beautifully maintained 3-bedroom, 1 bathroom END UNIT townhome is a smart choice for first-time buyers, investors, couples, or small families looking for location, convenience, and comfort. Condo fee INCLUDES HEAT & WATER (unusual, so check it out -- you ONLY have electricity -- optional phone/cable as normal monthly bills). We have virtually staged some photos so you can see yourself living in this 3 bedroom townhome.

Nestled in a well-managed complex, this END UNIT home features a functional and versatile layout with three generous bedrooms, a full renovate family bathroom (new flooring & tile to the ceiling), and a bright, open living/dining space perfect for everyday living or entertaining. The kitchen offers ample storage and workspace, brand new refrigerator, also dishwasher, stove, -- your stacking washer dryer is conveniently located in this workspace, with new doors to keep it neat & tidy.

Step outside to your private patio space, ideal for summer BBQs or quiet morning coffee.

Ample side yard space to enjoy some gardening, & green space. Enjoy the peace of mature trees, landscaped paths, and an overall community feel.

Located in the heart of Glenbrook, you're just minutes from Westhills Shopping Centre, Glenbrook School, parks, and playgrounds. With easy access to Sarcee Trail, Glenmore Trail, and Stoney Trail, you can be downtown



in minutes or heading west to the mountains in no time. Transit options and bike routes make commuting or getting around the city effortless.

3 Bedrooms | 1 Bathroom

Excellent location near schools, shopping, & parks

Assigned parking #141

Private yard space

Great investment property or starter home

Whether you're looking to invest or settle into a vibrant, established neighbourhood,

141, 3809 45 St SW offers unbeatable value and a lifestyle you'll love. Don't miss your chance"book your showing today!

Built in 1971

### Essential Information

MLS® #	A2196194
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	949
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	141, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Off Street, Stall

## Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	2
Basement	None

## Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Landscaped, Back Yard, Lawn
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	None

## Additional Information

Date Listed	May 30th, 2025
Days on Market	45
Zoning	M-C1

## Listing Details

Listing Office	CIR Realty
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