

\$289,988 - 153, 3809 45 Street Sw, Calgary

MLS® #A2199335

\$289,988

3 Bedroom, 1.00 Bathroom, 954 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

OPEN HOUSE Saturday and Sunday, April 26 and 27, 2025 from 12:00 pm to 3:00 pm - Welcome to this charming 3-bedroom, 1-bath townhome located in the Regent Gardens complex in Glenbrook. This cozy home offers a perfect blend of comfort and convenience, ideal for families, first-time homebuyers or investors.

The open-concept living and dining area is perfect for entertaining guests or enjoying family time. Functional kitchen has ample cabinet space, new lighting fixture and laundry hook ups in the utility closet/pantry. Each bedroom offers plenty of natural light and closet space. Updated and clean 4 piece bath. A fenced yard provides a safe space for children and pets to play. Includes one assigned parking spot and additional street parking. Additional parking spots and secure storage units may be available to lease.

The complex is close to Glenbrook Elementary, A.E. Cross, St. Gregory and Calgary Christian Secondary Schools. All shopping is mere minutes away with multiple grocers, pharmacy, banks and dining options. Westhills Shopping Centre, Signal Hill Shopping Centre have everything you need! Near Glenbrook Park and Optimist Athletic Park for outdoor activities. Easy access to public transportation and major roadways. This unit is ready for you to put your stamp on it and make it home.

Don't miss out on this fantastic opportunity to own an affordable townhome in a desirable



neighborhood. Contact your favourite Realtor today to schedule a viewing!

Built in 1971

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2199335 |
| Price | \$289,988 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 954 |
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 153, 3809 45 Street Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 3H4 |

Amenities

| | |
|----------------|----------------------------|
| Amenities | Playground, Storage, Trash |
| Parking Spaces | 1 |
| Parking | Assigned, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Storage |
| Appliances | Dishwasher, Microwave, Range, Range Hood, Refrigerator, See Remarks, Window Coverings |
| Heating | Baseboard, Hot Water, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | None |
| Lot Description | Front Yard |
| Roof | Tar/Gravel |
| Construction | Composite Siding, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 4th, 2025 |
| Days on Market | 61 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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