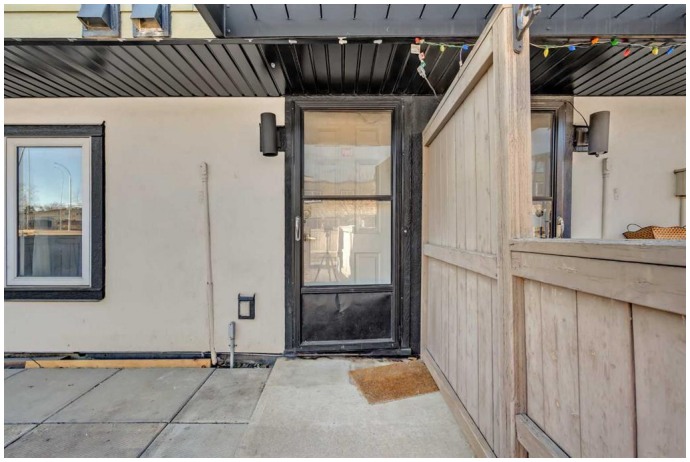
$259,975 - 21, 3809 45 Street Sw, Calgary

MLS® #A2237311

$259,975

3 Bedroom, 1.00 Bathroom, 969 sqft
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta



Welcome to this freshly painted townhouse with a private yard in the sought-after community of Glenbrook! This charming 3-bedroom townhome offers the perfect blend of modern updates and convenient living. Located in a prime area with easy access to amenities and transportation, this property is ideal for those seeking both comfort and convenience. As you step inside, you'll be greeted by the warmth of laminate flooring that spans the spacious living area. Natural light floods the space through the newer front window, creating a welcoming ambiance throughout. The kitchen features white appliances and laminate countertops, with a stackable washer and dryer tucked away in a closed area, adding both style and functionality to the heart of the home. Whether you're whipping up a quick meal or entertaining guests, this kitchen is sure to impress. Upstairs, you'll find two cozy bedrooms, each offering a peaceful retreat at the end of the day, with ample closet space and plush carpeting. The bathroom, updated a few years ago, boasts beautiful tiling and modern light fixtures. Outside, you'll discover a private patio area, perfect for enjoying your morning coffee or hosting summer barbecues with friends and family. With convenient access to shopping, dining, and entertainment, you'll never be far from everything you need. Don't miss your chance to make this fabulous townhome your own!

Built in 1971

Essential Information

MLS® #	A2237311
Price	$259,975
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	969
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	21, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

Amenities

Amenities	None
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Dog Run, Lighting, Private Yard

Lot Description	Street Lighting
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2025
Days on Market	61
Zoning	M-C1

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)

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