

\$279,900 - 130, 3809 45 Street Sw, Calgary

MLS® #A2237932

\$279,900

3 Bedroom, 1.00 Bathroom, 941 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to your 3 bedroom peaceful sanctuary townhome in Glenbrook. This bright, move-in-ready home offers a warm, inviting layout filled with natural light. The updated kitchen shines with modern appliances, new countertops, and fresh cabinetry â€” perfect for everyday cooking or hosting friends. Upstairs, youâ€™ll find three comfortable bedrooms, including a spacious primary retreat and a renovated bathroom with a brand-new basin.

Enjoy quiet mornings or evening gatherings in your private fenced outdoor space. The neighborhood is friendly, safe, and walkable â€” close to schools, parks, shops, and transit, yet wonderfully calm and private.

This smoke-free, pet-friendly home has been lovingly maintained with key updates, including a new oven, fridge, and bathroom improvements, so you can move right in and start living. Complete with an assigned parking stall and a well-managed condo community, this home is ready to welcome its next owner.

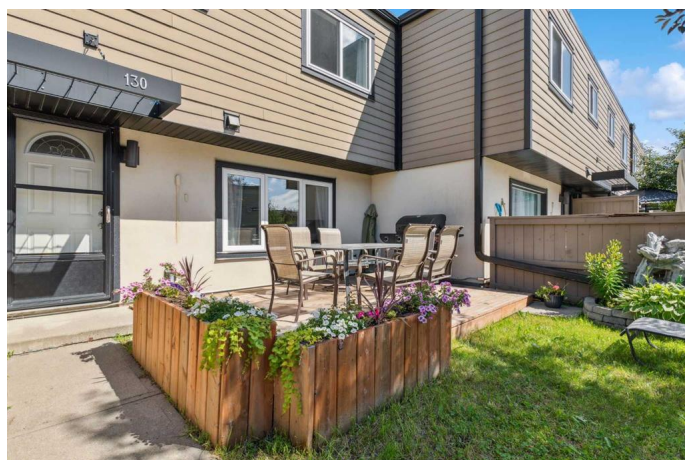
Built in 1971

Essential Information

MLS® # A2237932

Price \$279,900

Bedrooms 3



| | |
|----------------|---------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 941 |
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 130, 3809 45 Street Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 3H4 |

Amenities

| | |
|----------------|-------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Separate Entrance |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Baseboard |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | Private Entrance |
| Lot Description | Front Yard, Landscaped, Lawn, Level |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

Date Listed July 17th, 2025

Zoning M-C1 d38

Listing Details

Listing Office RE/MAX iRealty Innovations

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