

# \$260,000 - 79, 3809 45 Street Sw, Calgary

MLS® #A2258750

**\$260,000**

3 Bedroom, 1.00 Bathroom, 948 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Affordable Living in a Prime Location! This updated (renovated in 2022) 3-bedroom, 1-bathroom two-storey townhouse offers incredible value under \$260K! Situated in a well-managed, pet-friendly complex, this home stands out with a spacious west facing fenced private yard, perfect for relaxing or entertaining outdoors. Inside, you'll love the renovated kitchen featuring stainless steel appliances, stylish cabinetry, updated countertops, and a subway backsplash. Condo fees include Heat & Water adding even more value. Conveniently located just minutes from Westhills Shopping Centre, including Save-On-Foods, GoodLife Fitness, Cineplex, The Keg, Superstore, Tim Hortons, Mount Royal University and more. Enjoy quick access to Stoney Trail, Sarcree Trail, and downtown. Whether you're a first-time buyer or investor, this is one opportunity you don't want to miss!

Built in 1971

## Essential Information

MLS® #	A2258750
Price	\$260,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	948
Acres	0.00



Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	79, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

### Amenities

Amenities	Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Plug-In, Stall

### Interior

Interior Features	Stone Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Other
Roof	Tar/Gravel
Construction	Metal Frame, Stucco, Wood Frame
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	September 19th, 2025
Zoning	M-C1 d38

### Listing Details

Listing Office	First Place Realty
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