

# \$298,888 - 153, 3809 45 Street Sw, Calgary

MLS® #A2199335

**\$298,888**

3 Bedroom, 1.00 Bathroom, 954 sqft

Residential on 0.00 Acres

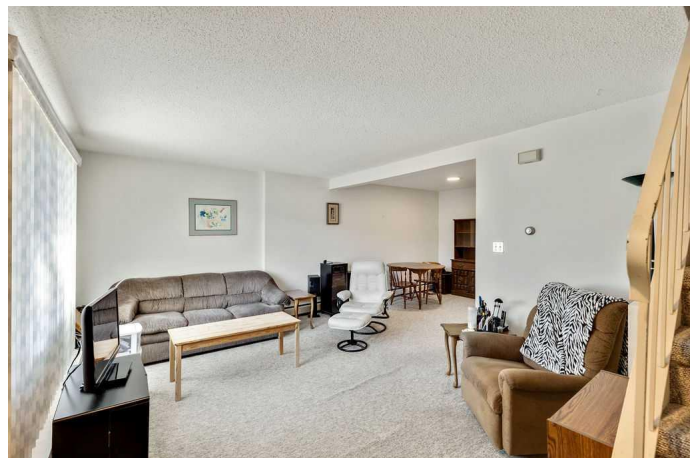
Glenbrook, Calgary, Alberta

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	\$298,888
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	30
Zoning	M-C1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.