

# \$289,999 - 38, 3809 45 Street Sw, Calgary

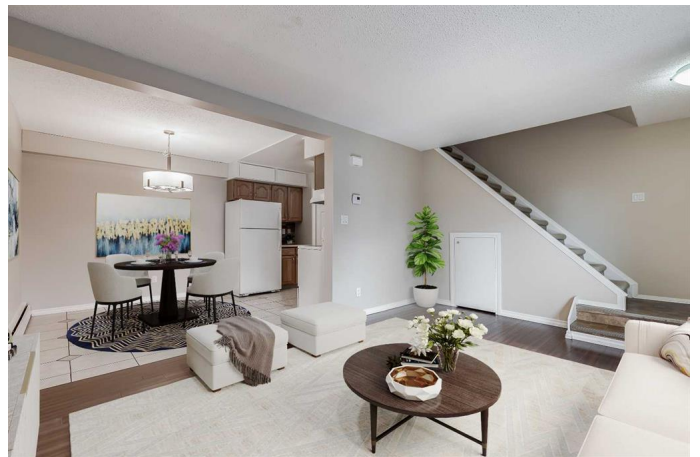
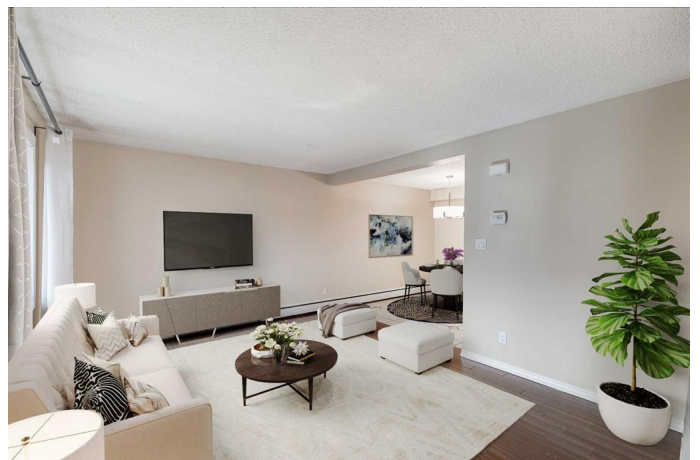
MLS® #A2204681

**\$289,999**

3 Bedroom, 1.00 Bathroom, 916 sqft  
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Located in the heart of Glenbrook, this charming 3-bedroom, 1-bathroom two-storey townhouse offers over 900 square feet of living space. A fully fenced front yard creates a welcoming first impression while providing a private outdoor retreat. Inside, the main floor features a bright and open layout, ideal for both daily living and entertaining. The spacious living room flows seamlessly into the dining area, while the functional kitchen, equipped with sleek white appliances, makes meal preparation effortless. The added convenience of main-floor laundry enhances the home's practicality. Upstairs, three nicely sized bedrooms, including a generous primary, offer plenty of room for rest and relaxation. A four-piece bathroom completes this level. This pet-friendly home allows both dogs and cats with board approval, making it a great option for animal lovers. Condo fees include heat, water, and sewer. An assigned outdoor parking stall ensures hassle-free access, while the home's prime location places you steps from Glenbrook Playground, Glenbrook School, and A.E. Cross School, with Calgary Christian Schools also nearby. Everyday essentials are within walking distance, including Calgary Co-op, Canadian Tire, Save-On-Foods, and more. Just minutes away, Westhills Towne Centre and Signal Hill Centre offer a variety of shops, restaurants, and entertainment options, including Signal Hill Library and Landmark Cinemas. Enjoy local favorites like Glamorgan Bakery and



Richmond Pub, or take advantage of nearby green spaces such as Glenbrook Off-Leash Park and Weaselhead Natural Area. With quick access to Richmond Road, Sarcee Trail, and Stoney Trail, as well as a short commute to Mount Royal University, this location is truly unbeatable. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Built in 1971

### Essential Information

MLS® #	A2204681
Price	\$289,999
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	916
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	38, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall, Assigned

## Interior

Interior Features	No Smoking Home, Open Floorplan, Closet Organizers, Laminate Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Baseboard
Cooling	None
Basement	None

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Wood Frame, Composite Siding, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	9
Zoning	M-C1

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.