# \$274,900 - 21, 3809 45 Street Sw, Calgary

MLS® #A2201189

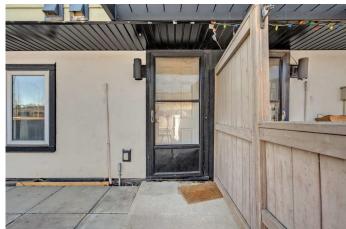
### \$274,900

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!







#### **Essential Information**

MLS® # A2201189 Price \$274,900

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 Laminate Counters, Vinyl Windows

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 March 10th, 2025

Days on Market 62

Zoning M-C1

# **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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