

# \$271,000 - 130, 3809 45 Street Sw, Calgary

MLS® #A2237932

**\$271,000**

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 – perfect for everyday cooking or hosting friends. Upstairs, you’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 – 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 \$271,000

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 |
| Days on Market | 44              |
| Zoning         | M-C1 d38        |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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