

\$269,900 - 80, 3809 45 Street Sw, Calgary

MLS® #A2228674

\$269,900

3 Bedroom, 1.00 Bathroom, 930 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

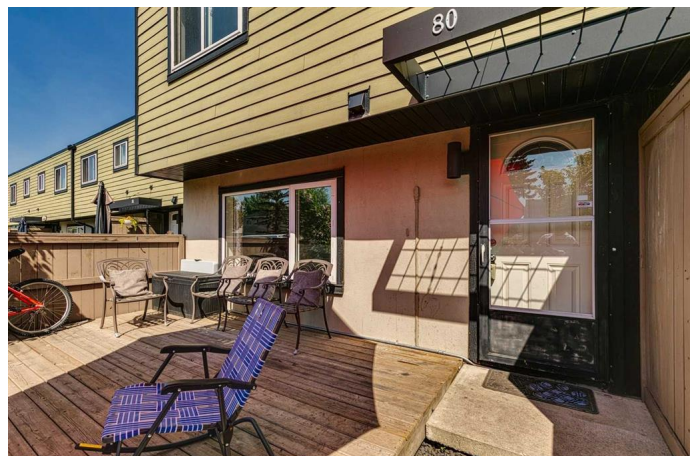
*****\$10K PRICE IMPROVEMENT!! *** OPEN HOUSE SATURDAY JUNE 28TH 2PM-4PM*****

Affordable Living in a Prime Location! This updated 3-bedroom, 1-bathroom two-storey townhouse offers incredible value under \$270K! Situated in a well-managed, pet-friendly complex, this home stands out with a larger yard than most units and a spacious 15' x 10' deck—perfect for relaxing or entertaining outdoors. Inside, you'll love the renovated kitchen featuring stainless steel appliances, stylish cabinetry, updated countertops, and a modern backsplash. Condo fees include heat and 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, 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® # | A2228674 |
| Price | \$269,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 930 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 80, 3809 45 Street Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 3H4 |

Amenities

| | |
|----------------|-------------------------------|
| Amenities | Other, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Assigned, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, Open Floorplan |
| Appliances | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Baseboard, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Front Yard, Lawn, Level |
| Roof | Tar/Gravel |
| Construction | Metal Siding, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 23 |
| Zoning | M-C1 d38 |

Listing Details

Listing Office eXp Realty

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