

# \$279,900 - 130, 3809 45 Street Sw, Calgary

MLS® #A2237932

**\$279,900**

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 \$279,900

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 | 24              |
| Zoning         | M-C1 d38        |

**Listing Details**

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

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.