

# \$319,900 - 37, 3809 45 Street Sw, Calgary

MLS® #A2200516

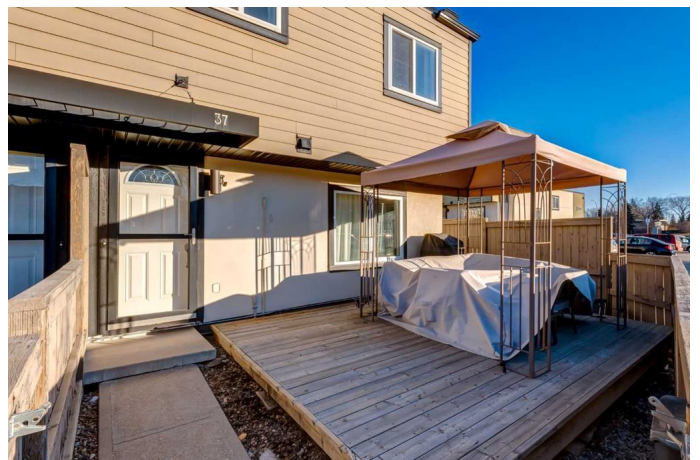
**\$319,900**

3 Bedroom, 1.00 Bathroom, 943 sqft  
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

OPEN HOUSE SAT MAR 15 FR 2-4.

Incredible value in this beautifully updated END unit townhome! Modern, comfort and convenience in this unit featuring a bright and open main floorplan with engineered laminate flooring throughout, a spacious living room and dining area with stone feature wall. The gorgeous kitchen is sure to impress with custom cabinetry, granite countertops, undermount sink, sleek stainless steel appliances and a convenient laundry closet. Enjoy the SOUTH facing, expansive deck (14'x12'), ideal for outdoor gatherings or relaxing in the sun. Upstairs you will find 3 bedrooms with a wood molding feature wall in the master along with custom closet organizers and a 4-piece bathroom. The prime location offers close proximity to Mount Royal University, public transit, top-rated schools, and the bustling West Hills Shopping Centre. Plus, with a beautiful park next door, easy access to the majestic mountains, and just a 15-minute drive to downtown, this home is perfectly positioned for a vibrant lifestyle. Book your showing today!



Built in 1971

## Essential Information

MLS® #	A2200516
Price	\$319,900
Bedrooms	3

Bathrooms	1.00
Full Baths	1
Square Footage	943
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	37, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

### **Amenities**

Amenities	Parking, Playground, Trash
Parking Spaces	1
Parking	Assigned, Off Street, Stall

### **Interior**

Interior Features	Closet Organizers, Granite Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 8th, 2025

Days on Market 5

Zoning M-C1

### **Listing Details**

Listing Office Real Broker

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