

\$244,900 - 139, 3809 45 Street Sw, Calgary

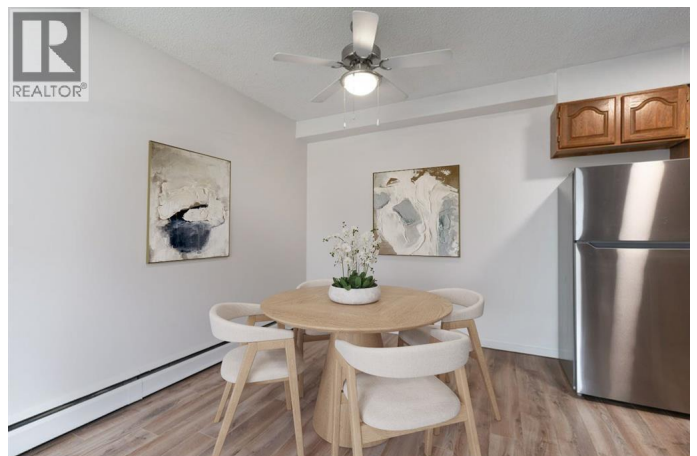
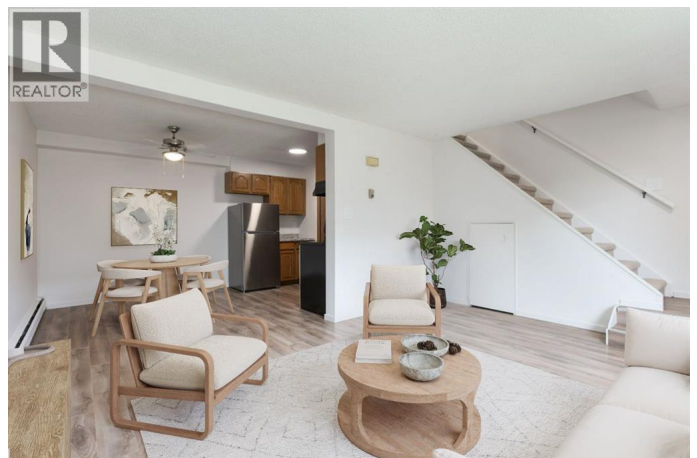
MLS® #A2240227

\$244,900

3 Bedroom, 1.00 Bathroom, 909 sqft
Single Family on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to your expansive and stylish retreat in the heart of Glenbrook. Perfectly positioned for privacy and space, this impeccably maintained townhome sits on a beautiful private lot and has been thoughtfully updated to offer both comfort and contemporary elegance. Step inside to discover a freshly cleaned and move-in-ready home, where natural light cascades through generous windows, dancing across crisp, newly painted walls and highlighting the home's open, airy layout. The living area flows effortlessly into the kitchen designed to inspire, featuring new countertops, brand new refrigerator and ample space for entertaining or everyday dining. Upstairs, indulge in the feel of professionally cleaned carpeting underfoot as you explore three bright, spacious bedrooms—each offering room to grow, work, or relax. The home has been thoroughly refreshed, with new lights, plugs, laminate flooring and paint. Step outside to your east-facing backyard oasis, rare in both size and privacy. Your beautiful and sun-kissed lawn is perfect for barbecues, morning coffee, or lounging into the evening. Even better? Peace of mind comes included: your condo fees cover nearly all utilities—including heat, water, sewer, and waste—leaving only electricity for you to manage. Situated just moments from the vibrant WestHills Shopping Centre, transit, schools, playgrounds, and all the amenities of Richmond Road, this is the perfect blend of effortless living and everyday



luxury. Whether youâ€™re upsizing, right-sizing, or starting fresh, this elegant and functional home is ready to welcome you.
(id:6289)

Built in 1971

Essential Information

Listing #	A2240227
Price	\$244,900
Bedrooms	3
Bathrooms	1.00
Square Footage	909
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	139, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
Province	Alberta
Postal Code	T3E3H4

Amenities

Amenities	Playground, Schools, Shopping
Features	Level, Parking
Parking Spaces	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan
Heating	Hot Water
Cooling	None
# of Stories	2

Exterior

Exterior	Metal, Stucco
Construction	Wood frame

Foundation

Poured Concrete

Listing Details

Listing Office

Century 21 Bamber Realty LTD.



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