

# \$289,900 - 16, 3809 45 Street Sw, Calgary

MLS® #A2194944

**\$289,900**

3 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

REMARKABLE 2-storey, 3 bed & 1 bath CORNER UNIT townhome in the Regent Gardens complex of Glenbrook! An EXCELLENT LOCATION just steps to a bus stop, Co-op, Richmond Road shops & amenities, schools, parks, & playgrounds. Windows along the SOUTH and WEST sides of the home! This property just had brand new LUXURY VINYL PLANK Flooring professionally installed throughout the property! The Kitchen features beautiful GRANITE Countertops, Stainless Steel Fridge & Electric Stove & a built in dishwasher including an access door for the stacked laundry units. Upstairs you will find 2 LARGE bedrooms with double closets plus a good sized room with shelves. 4-pce upper bath with new vanity and toilet and an easy maintenance tub/shower combo w/ dual showerhead. Main-floor features two unique & modern brand new lighting fixtures! FANTASTIC WEST-facing yard w/ a deck! One assigned parking stall included. Condo fees include heat & water!

Built in 1971

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2194944  |
| Price     | \$289,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Square Footage | 920           |
| Acres          | 0.00          |
| Year Built     | 1971          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 16, 3809 45 Street Sw |
| Subdivision | Glenbrook             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 3H4               |

### Amenities

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

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                              |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer<br>Stacked |
| Heating           | Baseboard                                                                     |
| Cooling           | None                                                                          |
| Basement          | None                                                                          |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | See Remarks           |
| Roof              | Tar/Gravel            |
| Construction      | Wood Frame, Other     |
| Foundation        | Poured Concrete, Slab |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 14th, 2025 |
|-------------|---------------------|

Days on Market 87  
Zoning M-C1

Listing Details

Listing Office Rhinorealty

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.