

# \$294,900 - 16, 3809 45 Street Sw, Calgary

MLS® #A2194944

## \$294,900

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	\$294,900
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 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 49  
Zoning M-C1

### **Listing Details**

Listing Office Rhinorealty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.