

# \$299,000 - 113, 3809 45 Street Sw, Calgary

MLS® #A2204600

**\$299,000**

2 Bedroom, 1.00 Bathroom, 938 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

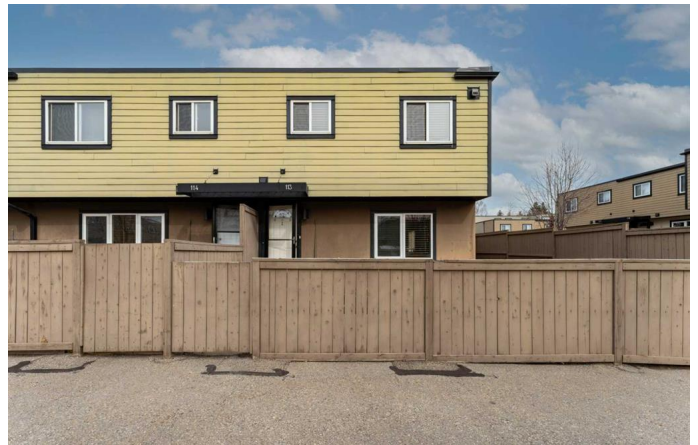
Welcome to Regent Gardens – Your Ideal Home Awaits! Step into this stunning corner unit at Regent Gardens, where modern comfort meets exceptional convenience. This spacious residence features two generously-sized bedrooms and a chic open-concept living and dining area, perfect for both relaxation and entertaining. A large window in the living room bathes the space in natural light, enhancing its inviting and airy atmosphere. Enjoy the luxury of an expansive yard and a south-facing wooden deck, ideal for outdoor gatherings or quiet moments in the sun. The prime location offers unparalleled convenience with 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. Whether you’re a first-time buyer or an astute investor, this property is a fantastic opportunity. Explore the potential of maintaining it as a rental – this gem won’t stay on the market long. Seize the moment and make Regent Gardens your new address today!

Built in 1971

## Essential Information

MLS® #

A2204600



Price	\$299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	113, 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	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Flat, Tar/Gravel
Construction	Stucco

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  March 21st, 2025

Days on Market            28

Zoning                        M-C1

### **Listing Details**

Listing Office               RE/MAX Complete Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.