

# \$269,900 - 80, 3809 45 Street Sw, Calgary

MLS® #A2228674

**\$269,900**

3 Bedroom, 1.00 Bathroom, 930 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

**\*\*\*\$10K PRICE IMPROVEMENT!!** Affordable Living in a Prime Location! This updated 3-bedroom, 1-bathroom two-storey townhouse offers incredible value under \$270K! Situated in a well-managed, pet-friendly complex, this home stands out with a larger yard than most units and a spacious 15' x 10' deckâ€”perfect for relaxing or entertaining outdoors. Inside, you'll love the renovated kitchen featuring stainless steel appliances, stylish cabinetry, updated countertops, and a modern backsplash. Condo fees include heat and water, adding even more value. Conveniently located just minutes from Westhills Shopping Centre, including Save-On-Foods, GoodLife Fitness, Cineplex, The Keg, Superstore, Tim Hortons, and more. Enjoy quick access to Stoney Trail, Sarcree Trail, and downtown. Whether you're a first-time buyer or investor, this is one opportunity you donâ€™t want to miss!

Built in 1971

## Essential Information

MLS® #	A2228674
Price	\$269,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	930
Acres	0.00



Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	80, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

### Amenities

Amenities	Other, Visitor Parking, Trash
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Lawn, Level
Roof	Tar/Gravel
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	34
Zoning	M-C1 d38

### Listing Details

Listing Office

eXp Realty

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