

# \$275,000 - 137, 3809 45 Street Sw, Calgary

MLS® #A2219517

**\$275,000**

3 Bedroom, 1.00 Bathroom, 911 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to Regent Gardens in the heart of Glenbrook!

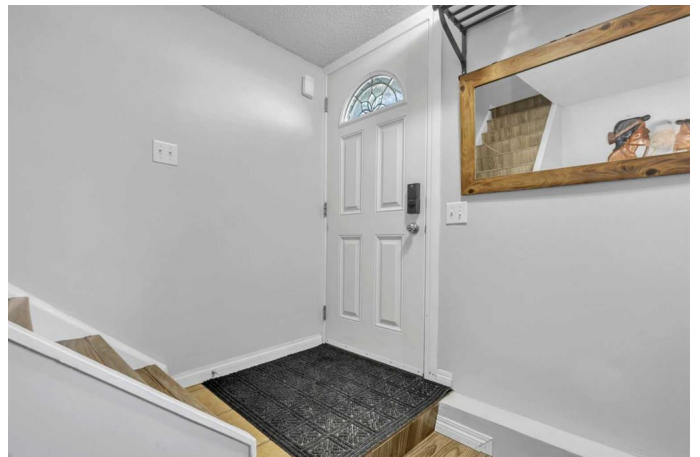
This bright and well-maintained 3-bedroom, 1-bathroom townhouse offers close to 900 square feet of thoughtfully designed living space. The sunlit main floor features an open-concept layout with a welcoming living room, dining area, kitchen, and convenient in-suite laundry. Upstairs, you'll find three bedrooms, including a spacious primary retreat.

Enjoy a fully fenced front yard—perfect for relaxing or entertaining—and take advantage of an unbeatable location just steps from top-rated schools, parks, shops, and restaurants. With Mount Royal University, Westhills Towne Centre, and major commuter routes like Sarcee Trail and Stoney Trail nearby, easy access to the majestic mountains, and just a 15-minute drive to downtown, this home is perfectly positioned for a vibrant lifestyle and is ideal for families, students, or savvy investors.

Whether you're looking for your first home or a smart rental opportunity, this is your chance to own a well-located gem in one of Calgary's most desirable communities. Don't miss out—make Regent Gardens your new address today!

Built in 1971

## Essential Information



MLS® #	A2219517
Price	\$275,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	911
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	137, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

### Amenities

Amenities	Parking, Playground, Trash
Parking Spaces	1
Parking	Stall, Assigned

### Interior

Interior Features	No Animal Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Basement	None

### Exterior

Exterior Features	Garden
Lot Description	Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Stucco, Wood Frame, Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 10th, 2025
Days on Market	105
Zoning	M-C1

**Listing Details**

Listing Office	Real Broker
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