

\$279,900 - 94, 3809 45 Street Sw, Calgary

MLS® #A2247735

\$279,900

3 Bedroom, 1.00 Bathroom, 967 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 23 -
3PM-5PM

Ideal for first time buyers, downsizers, or as an investment. As you approach you will appreciate the pride in ownership. Embrace your very own outdoor oasis, with a SUNNY WEST yard, spacious deck, and grassed area. The interior boasts durable luxury vinyl plank flooring throughout on the main and fresh paint. The bright front living room is illuminated with natural light from the newer vinyl windows (all windows, doors, and building exterior covered by the condo fee). This seamlessly opens to the ample dining room with a stunning stone feature wall. Adjacent is the large "U Shaped" kitchen with contemporary cabinets that reach to the ceiling, quartz counters, a timeless subway backsplash and Stainless steel appliances. Upstairs you will find the expansive primary, 2 additional bedrooms and an updated main bath with a soaker tub. This home includes designer lights, a new electrical panel, an assigned parking stall, and an optional additional storage locker (\$50/month). Quietly located within the complex away from any roads and steps from the park. Just minutes from Westhills Shopping Centre, including Save-On-Foods, GoodLife Fitness, Cineplex, The Keg, Superstore, Tim Hortons, and much more. Enjoy quick access to Stoney Trail, Sarccee Trail, and downtown. Don't miss your chance to own this beautiful, updated townhouse in a great location. View the virtual



tour or book your private tour today!

Built in 1971

Essential Information

MLS® #	A2247735
Price	\$279,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	967
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	94, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

Amenities

Amenities	Other, Parking, Storage, Trash
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Basement	None

Exterior

Exterior Features	Other, Private Yard
Lot Description	Landscaped, Lawn
Roof	Tar/Gravel
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Slab

Additional Information

Date Listed	August 20th, 2025
Days on Market	4
Zoning	M-C1 d38

Listing Details

Listing Office	CIR Realty
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