

# \$280,000 - 119, 3809 45 Street Sw, Calgary

MLS® #A2225205

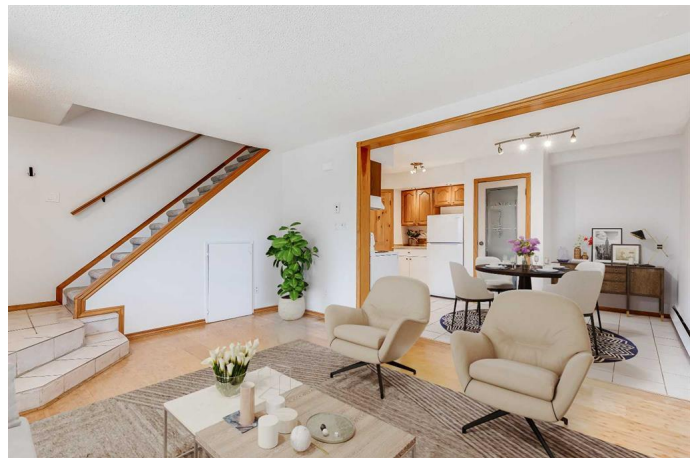
**\$280,000**

3 Bedroom, 1.00 Bathroom, 919 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Located in the heart of Glenbrook, this charming 3-bedroom, 1-bathroom two-storey townhouse offers over 900 square feet of freshly updated living space. A south facing, fully fenced front yard creates a welcoming first impression while providing a private outdoor retreat—perfect for morning coffee, weekend BBQs, or simply unwinding in the sun. Inside, the main floor features a bright and open layout, ideal for both daily living and entertaining. The spacious living room flows seamlessly into the dining area, while the functional kitchen—equipped with sleek white appliances, including a new fridge, new dishwasher, and updated cabinets—offers both style and practicality. Freshly painted throughout, the home features brand new carpet and charming oak accents—including doors, trim, and finishes—that add warmth and character with their golden wood tones. The added convenience of main-floor laundry enhances the home's practicality. Upstairs, three nicely sized bedrooms, including a generous primary, offer plenty of room for rest and relaxation. A four-piece bathroom completes this level. This pet-friendly home allows both dogs and cats with board approval, making it a great option for animal lovers. Condo fees include heat, water, and sewer. An assigned outdoor parking stall ensures hassle-free access. The home's unbeatable central location puts you just steps from Glenbrook Playground, Glenbrook School, Glamorgan Elementary—one of



Alberta’s top-ranked TLC schools” and A.E. Cross School, with Calgary Christian Schools also nearby. Everyday essentials are within walking distance, including Calgary Co-op, Canadian Tire, Save-On-Foods, and more. Just minutes away, Westhills Towne Centre and Signal Hill Centre offer a variety of shops, restaurants, and entertainment options, including Signal Hill Library and Landmark Cinemas. Enjoy local favorites like Glamorgan Bakery and Richmond Pub, or take advantage of nearby green spaces such as Glenbrook Off-Leash Park and Weaselhead Natural Area. With quick access to Richmond Road, Sarcee Trail, and Stoney Trail, as well as a short commute to Mount Royal University, this location is truly unmatched. Take advantage of your opportunity to see this incredible property in person”book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Built in 1971

Essential Information

MLS® #	A2225205
Price	\$280,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	919
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	119, 3809 45 Street Sw
Subdivision	Glenbrook

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

### Amenities

Amenities	Picnic Area, Visitor Parking
Parking Spaces	1
Parking	Stall, Plug-In

### Interior

Interior Features	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Natural Woodwork
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
Days on Market	10
Zoning	M-C1 d38

### Listing Details

Listing Office	Real Broker
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