

# \$250,000 - 102, 3518 44 Street Sw, Calgary

MLS® #A2233091

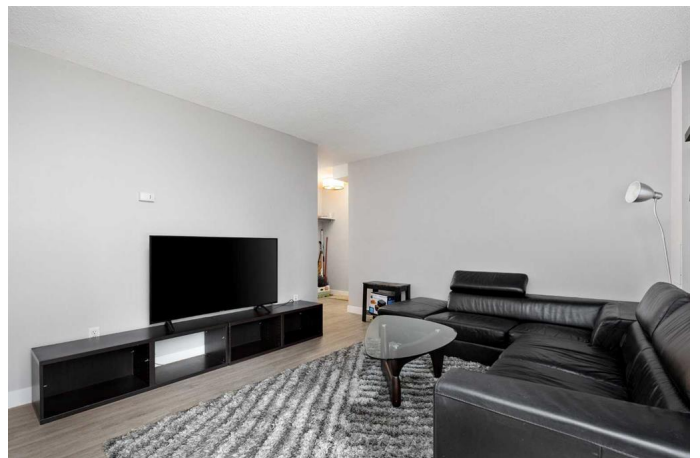
## \$250,000

2 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Discover prime urban living in this beautifully updated 2-bedroom apartment, ideally situated in the amenity-rich community of Glenbrook. Just steps from lush green spaces, this 840 sqft apartment with low condo fees offers a spacious, functional layout designed for comfortable living. Enjoy your mornings on the large, private east-facing deck, perfect for sipping coffee or unwinding. Inside, the kitchen boasts modern cabinets and stainless steel appliances, flowing into the generous living room which includes space for a home office. A designated dining area and a large pantry cater to all your entertaining and storage needs. Both bedrooms are well-appointed. The spacious primary bedroom (173 sqft) easily accommodates a king-sized bed and a private workspace. The second bedroom offers views of west-facing green space, ideal for a roommate or growing family. Enjoy the fresh feel of new vinyl flooring throughout and move-in ready carpet. The updated bathroom features floor-to-ceiling tiles, ample counter space and storage, and a roughed-in laundry hook-up. Additional storage can be found in the back entry closet and hallway linen closet. Glenbrook offers unparalleled convenience - you're within walking distance of popular spots like Glenmorgan Bakery, Primal Grounds Cafe, Safeway, Co-op, and Save-On-Foods. Plus, enjoy easy access to Canadian Tire, Glenbrook Park, Signal Hill amenities, and multiple schools (Glenbrook, Calgary Christian High, A.E. Cross). Commuting is a breeze with



a nearby bus stop and the 45 Street LRT Station less than 2 km away. Quick access to Stoney Trail makes mountain getaways or city excursions effortless.Â Incredible value at rare \$0.41 condo fee/sqft for this updated unit in Southwest Calgary!

Built in 1968

### Essential Information

MLS® #	A2233091
Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	102, 3518 44 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0Y4

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall
# of Garages	1

### Interior

Interior Features	Closet Organizers, No Smoking Home, Pantry, Ceiling Fan(s), No
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	Animal Home
Appliances	Dishwasher, Refrigerator, Window Coverings, Electric Oven, Microwave Hood Fan
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
# of Stories	3
Basement	None

## Exterior

Exterior Features	Private Entrance, Playground
Construction	Concrete, Vinyl Siding, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	75
Zoning	M-C1

## Listing Details

Listing Office	Sotheby's International Realty Canada
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