

\$325,000 - 141, 3809 45 Street Sw, Calgary

MLS® #A2196194

\$325,000

3 Bedroom, 1.00 Bathroom, 949 sqft
Residential on 0.00 Acres

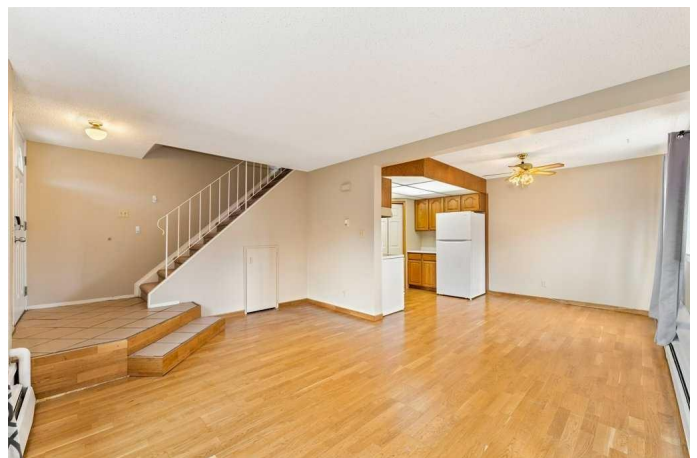
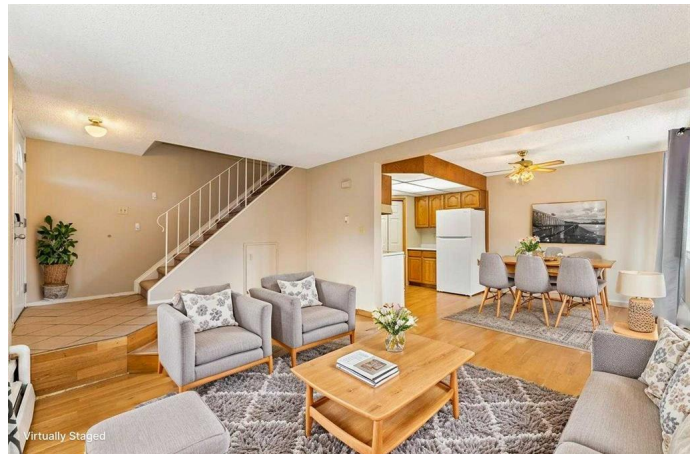
Glenbrook, Calgary, Alberta

OPEN HOUSE Sat June 14 -- 10 am-noon
(Sat morning visit!!) Welcome to Glenbrook!
This bright and beautifully maintained
3-bedroom, 1 bathroom END UNIT townhome
is a smart choice for first-time buyers,
investors, couples, or small families looking for
location, convenience, and comfort. Condo fee
INCLUDES HEAT & WATER (unusual, so
check it out -- you ONLY have electricity
--optional phone/cable as normal monthly
bills). We have virtually staged some photos
so you can see yourself living in this 3
bedroom townhome.

Nestled in a well-managed complex, this END
UNIT home features a functional and versatile
layout with three generous bedrooms, a full
family bathroom, and a bright, open
living/dining space perfect for everyday living
or entertaining. The kitchen offers ample
storage and workspace, your stacking washer
dryer is conveniently located in this
workspace.

Step outside to your private patio space, ideal
for summer BBQs or quiet morning coffee.
Ample side yard space to enjoy some
gardening, & green space. Enjoy the peace of
mature trees, landscaped paths, and an
overall community feel.

Located in the heart of Glenbrook, youâ€™re
just minutes from Westhills Shopping Centre,
Glenbrook School, parks, and playgrounds.
With easy access to Sarcee Trail, Glenmore
Trail, and Stoney Trail, you can be downtown
in minutes or heading west to the mountains in



no time. Transit options and bike routes make commuting or getting around the city effortless.

3 Bedrooms | 1 Bathroom

Excellent location near schools, shopping, & parks

Assigned parking #141

Private yard space

Great investment property or starter home

Whether youâ€™re looking to invest or settle into a vibrant, established neighbourhood, 141, 3809 45 St SW offers unbeatable value and a lifestyle youâ€™ll love. Donâ€™t miss your chanceâ€”book your showing today!

Built in 1971

Essential Information

MLS® #	A2196194
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	949
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	141, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

Amenities

Amenities	Parking
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Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	2
Basement	None

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Yard, Landscaped, Lawn
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	None

Additional Information

Date Listed	May 30th, 2025
Days on Market	16
Zoning	M-C1

Listing Details

Listing Office	CIR Realty
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