

12, 3809 45 Street SW
Calgary, Alberta

MLS # A2201218



\$294,900

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	921 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to #12 3809 - 45th Street SW located in the popular complex of Regent Gardens in the highly desirable community of Glenbrook in SW Calgary. Step into this great home made for the first time buyer, students or even as an investment property. This 2 story, 3-bedroom townhome is clean, bright and sunny. Natural light fills the well laid out main floor including a living room, dining room, kitchen and conveniently tucked away laundry. The 3 bedrooms on the upper floor include a huge primary bedroom. With newer flooring and carpet and a renovated bathroom this unit is clean and in move in condition. Included in the condo fees are HEAT, WATER and SEWER. A perfect place for children as they can grow and thrive in the nearby schools and playgrounds. A range of schools from elementary, Junior High and Mount Royal University are all close by. Close to the stores of Westhills. Easy access to Sarcee Trail and Glenmore Trail, a 15-minute commute downtown using the public transit with stops across the street and close to the ring road for trips west to the mountains. It is a short walk to the Glenbrook off leash dog park. A great place to call home! Call today for your private viewing..