

151, 3809 45 Street SW
Calgary, Alberta

MLS # A2313130



\$289,900

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	962 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, Street Lighting		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: None

****OPEN HOUSE, Saturday, May 23rd at 11:00 - 1:00****Set within the established community of Glenbrook, this well cared for, three-bedroom townhouse offers an inviting opportunity for buyers seeking value, location, and everyday functionality. Tucked into a quiet corner of the complex, the townhome enjoys a more private position along with a fully fenced, west facing, tiered front yard that creates a surprisingly generous outdoor extension of the living space. Whether used for morning coffee, sunny summer evenings, or container gardening, it adds a sense of charm and practicality that is not always easy to find in this style of home. Inside, the main floor offers a bright and comfortable layout with an easy flow between the living, dining, and kitchen areas, along with the added convenience of main floor laundry. The kitchen is functional and well-positioned for daily living, while the overall floor plan provides a solid foundation for someone looking to move in, personalize over time, or invest in a property with long-term potential. Upstairs, three bedrooms and a full four-piece bathroom create a practical layout for first-time buyers, young families, roommates, or investors. Beyond the property itself, Glenbrook continues to be a sought-after community thanks to its access to schools, parks, playgrounds, transit, major routes, Mount Royal University, Westhills and Signal Hill shopping, Richmond Square, London Place West, and neighbourhood favourites like Glamorgan Bakery. Downtown Calgary, Glenmore Trail, Sarcee Trail, Stoney Trail, and weekend routes west toward the mountains are all easily accessible, making this a smart location for both daily life and future resale. Condo fees include everything except electricity, and the home comes with one assigned parking stall with plug-in. A well-located, well looked after, and functional townhouse with west

outdoor space, strong community access, and excellent potential in an established Calgary neighbourhood.