

# \$271,000 - 130, 3809 45 Street Sw, Calgary

MLS® #A2237932

**\$271,000**

3 Bedroom, 1.00 Bathroom, 941 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to your 3 bedroom peaceful sanctuary townhome in Glenbrook. This bright, move-in-ready home offers a warm, inviting layout filled with natural light. The updated kitchen shines with modern appliances, new countertops, and fresh cabinetry – perfect for everyday cooking or hosting friends. Upstairs, you’ll find three comfortable bedrooms, including a spacious primary retreat and a renovated bathroom with a brand-new basin.

Enjoy quiet mornings or evening gatherings in your private fenced outdoor space. The neighborhood is friendly, safe, and walkable – close to schools, parks, shops, and transit, yet wonderfully calm and private.

This smoke-free, pet-friendly home has been lovingly maintained with key updates, including a new oven, fridge, and bathroom improvements, so you can move right in and start living. Complete with an assigned parking stall and a well-managed condo community, this home is ready to welcome its next owner.

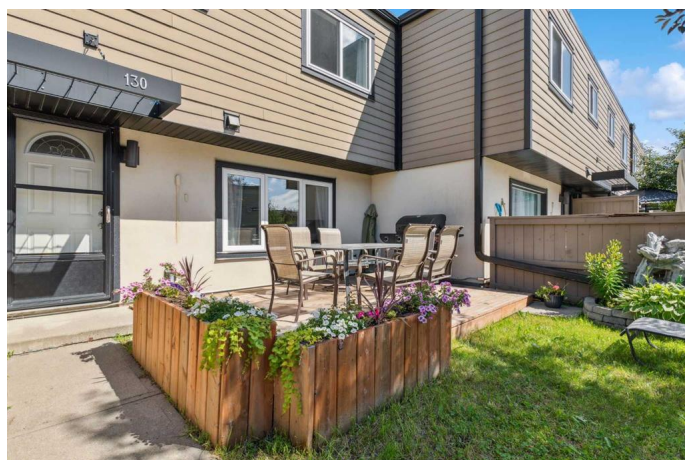
Built in 1971

## Essential Information

MLS® # A2237932

Price \$271,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	941
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	130, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Granite Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Entrance
Lot Description	Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	61
Zoning	M-C1 d38

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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