\$275,000 - 137, 3809 45 Street Sw, Calgary

MLS® #A2219517

\$275,000

3 Bedroom, 1.00 Bathroom, 911 sqft Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

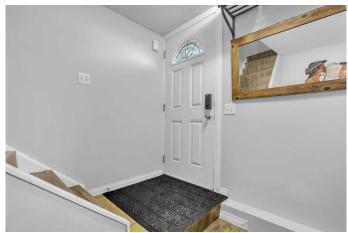
Welcome to Regent Gardens in the heart of Glenbrook!

This bright and well-maintained 3-bedroom, 1-bathroom townhouse offers close to 900 square feet of thoughtfully designed living space. The sunlit main floor features an open-concept layout with a welcoming living room, dining area, kitchen, and convenient in-suite laundry. Upstairs, you'll find three bedrooms, including a spacious primary retreat.

Enjoy a fully fenced front yardâ€"perfect for relaxing or entertainingâ€"and take advantage of an unbeatable location just steps from top-rated schools, parks, shops, and restaurants. With Mount Royal University, Westhills Towne Centre, and major commuter routes like Sarcee Trail and Stoney Trail nearby, easy access to the majestic mountains, and just a 15-minute drive to downtown, this home is perfectly positioned for a vibrant lifestyle and is ideal for families, students, or savvy investors.

Whether you're looking for your first home or a smart rental opportunity, this is your chance to own a well-located gem in one of Calgaryâ€[™]s most desirable communities. Donâ€[™]t miss out—make Regent Gardens your new address today!





Built in 1971

Essential Information

MLS® #	A2219517
Price	\$275,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	911
Acres	0.00
Year Built	1971
Туре	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

137, 3809 45 Street Sw
Glenbrook
Calgary
Calgary
Alberta
T3E 3H4

Amenities

Amenities	Parking, Playground, Trash
Parking Spaces	1
Parking	Stall, Assigned

Interior

Interior Features	No Animal Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Basement	None

Exterior

Exterior Features	Garden
Lot Description	Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Composite Siding, Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2025
Days on Market	117
Zoning	M-C1

Listing Details

Listing Office Real Broker

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