

# \$219,900 - 51, 3809 45 Street Sw, Calgary

MLS® #A2257861

**\$219,900**

3 Bedroom, 1.00 Bathroom, 940 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to this 3 bedroom townhouse in Glenbrook! You'll love how close you are to everything here. This complex is within walking distance, or just a short drive to, schools, shopping, dining, and everyday amenities, including Westhills Shopping Centre. Being close to Mount Royal University, Grey Eagle Casino, and quick access to Glenmore Trail, Tsuut'ina Trail, and Stoney Trail make this a truly convenient location. The location of this unit within the complex is equally ideal. In addition to having one assigned parking stall just steps from your front door, you'll appreciate having street parking right out front. And, there is a bus stop only steps away from your front door. Inside, the main floor features a bright living room with large windows that let in plenty of natural light. The layout flows into the eating nook and kitchen, complete with granite counters, a large pantry, and main floor laundry. Upstairs, you'll find three bedrooms, including a spacious primary bedroom, plus a full bathroom. Outside, enjoy barbecues or playtime with the kids on your private patio and fenced yard with space for a garden. This pet friendly complex includes heat, water, sewer, and waste in the condo fees, leaving just electricity for you to look after. This townhouse offers an unbeatable location and incredible value, giving you the opportunity to make it truly your own. Book your private showing today!

Built in 1971



## Essential Information

MLS® #	A2257861
Price	\$219,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	940
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

## Community Information

Address	51, 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	Storage
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Basement	None

## Exterior

Exterior Features	None, Private Yard
Lot Description	Landscaped, Level
Roof	Membrane, Tar/Gravel

Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 18th, 2025
Zoning	M-C1 d38

**Listing Details**

Listing Office	Real Broker
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