

# \$285,000 - 141, 3809 45 Street Sw, Calgary

MLS® #A2244557

## \$285,000

3 Bedroom, 1.00 Bathroom, 949 sqft  
Residential on 0.00 Acres

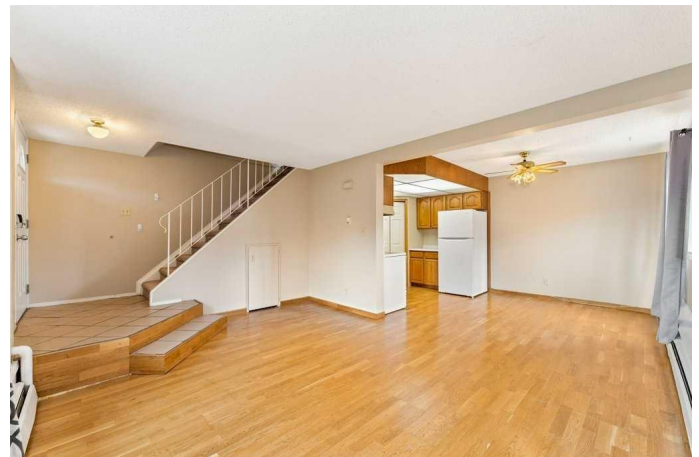
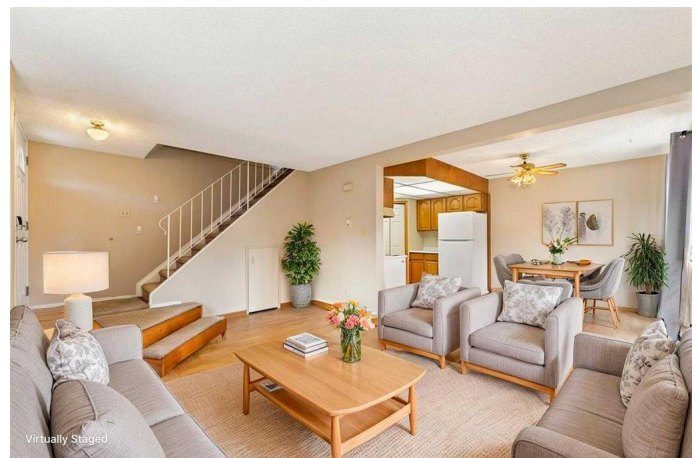
Glenbrook, Calgary, Alberta

Welcome to the best unit in Regent Gardens: END unit, 3 bedrooms, great price -- all in the community of Glenbrook. This bright and well maintained 3-bedroom, 1 bathroom END UNIT townhome is a smart choice for first-time buyers, investors, couples, or small families looking for location, convenience, and comfort. Condo fee INCLUDES HEAT & WATER (unusual, so check it out -- you ONLY have electricity --optional phone/cable as normal monthly bills). We have virtually staged some photos so you can see yourself living in this 3 bedroom townhome.

Nestled in a well-managed complex, this END UNIT home features a functional and versatile layout with three generous bedrooms, a full renovate family bathroom (new flooring & tile to the ceiling), and a bright, open living/dining space perfect for everyday living or entertaining. The kitchen offers ample storage and workspace, brand new refrigerator, also dishwasher, stove, -- your stacking washer dryer is conveniently located in this workspace, with new doors to keep it neat & tidy.

Step outside to your private patio space, ideal for summer BBQs or quiet morning coffee. Ample side yard space to enjoy some gardening, & green space. Enjoy the peace of mature trees, landscaped paths, and an overall community feel.

Located in the heart of Glenbrook, youâ€™re just minutes from Westhills Shopping Centre, Glenbrook School, parks, and playgrounds.



With easy access to Sarcee Trail, Glenmore Trail, and Stoney Trail, you can be downtown in minutes or heading west to the mountains in no time. Transit options and bike routes make commuting or getting around the city effortless.

3 Bedrooms | 1 Bathroom

Excellent location near schools, shopping, & parks

Assigned parking #141

Private yard space

Great investment property or starter home

Whether you’re looking to invest or settle into a vibrant, established neighbourhood, 141, 3809 45 St SW offers unbeatable value and a lifestyle you’ll love. Don’t miss your chance”book your showing today!

Built in 1971

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2244557      |
| Price          | \$285,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 949           |
| Acres          | 0.00          |
| Year Built     | 1971          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 141, 3809 45 Street Sw |
| Subdivision | Glenbrook              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 3H4                |

## Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Parking           |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Vinyl Windows                                              |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| # of Stories      | 2                                                                          |
| Basement          | None                                                                       |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Garden, Private Entrance    |
| Lot Description   | Back Yard, Landscaped, Lawn |
| Roof              | Tar/Gravel                  |
| Construction      | Wood Frame                  |
| Foundation        | None                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 10               |
| Zoning         | M-C1 d38         |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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