



GRASSROOTS
REALTY GROUP

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130, 3809 45 Street SW
Calgary, Alberta

MLS # A2237932



\$279,900

Division:	Glenbrook		
Type:	Residential/Other		
Style:	2 Storey		
Size:	941 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn, Level		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Separate Entrance		

Inclusions: N/A

Open House Saturday July 19th, 1PM to 3PM 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.