



GRASSROOTS
REALTY GROUP

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94, 3809 45 Street SW
Calgary, Alberta

MLS # A2247735



\$279,900

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	967 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-C1 d38
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Window Coverings

Ideal for first time buyers, downsizers, or as an investment. As you approach you will appreciate the pride in ownership. Embrace your very own outdoor oasis, with a SUNNY WEST yard, spacious deck, and grassed area. The interior boasts durable luxury vinyl plank flooring throughout on the main and fresh paint. The bright front living room is illuminated with natural light from the newer vinyl windows (all windows, doors, and building exterior covered by the condo fee). This seamlessly opens to the ample dining room with a stunning stone feature wall. Adjacent is the large "U Shaped" kitchen with contemporary cabinets that reach to the ceiling, quartz counters, a timeless subway backsplash and Stainless steel appliances. Upstairs you will find the expansive primary, 2 additional bedrooms and an updated main bath with a soaker tub. This home includes designer lights, a new electrical panel, an assigned parking stall, and an optional additional storage locker (\$50/month). Quietly located within the complex away from any roads and steps from the park. Just minutes from Westhills Shopping Centre, including Save-On-Foods, GoodLife Fitness, Cineplex, The Keg, Superstore, Tim Hortons, and much more. Enjoy quick access to Stoney Trail, Sarcee Trail, and downtown. Don't miss your chance to own this beautiful, updated townhouse in a great location. View the virtual tour or book your private tour today!