



GRASSROOTS
REALTY GROUP

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51, 3809 45 Street SW
Calgary, Alberta

MLS # A2257861



\$219,900

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	940 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane, Tar/Gravel	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Dishwasher (As-Is)

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!