



GRASSROOTS
REALTY GROUP

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79, 3809 45 Street SW
Calgary, Alberta

MLS # A2258750



\$260,000

Division:	Glenbrook		
Type:	Residential/Other		
Style:	2 Storey		
Size:	948 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Metal Frame, Stucco, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Stone Counters		

Inclusions: NA

Affordable Living in a Prime Location! This updated (renovated in 2022) 3-bedroom, 1-bathroom two-storey townhouse offers incredible value under \$260K! Situated in a well-managed, pet-friendly complex, this home stands out with a spacious west facing fenced private yard, perfect for relaxing or entertaining outdoors. Inside, you'll love the renovated kitchen featuring stainless steel appliances, stylish cabinetry, updated countertops, and a subway backsplash. Condo fees include Heat & Water adding even more value. Conveniently located just minutes from Westhills Shopping Centre, including Save-On-Foods, GoodLife Fitness, Cineplex, The Keg, Superstore, Tim Hortons, Mount Royal University and more. Enjoy quick access to Stoney Trail, Sarcree Trail, and downtown. Whether you're a first-time buyer or investor, this is one opportunity you don't want to miss!