



GRASSROOTS
REALTY GROUP

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137, 3809 45 Street SW
Calgary, Alberta

MLS # A2265631



\$265,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	948 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Interior Lot, Lawn, Private		

Heating:	Radiant	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

OPEN HOUSES Sat Oct 25 and Sun Oct 26 from 1-3pm. This is your opportunity to own a townhouse with a private fenced yard at apartment pricing! The condo fees on this unit include all utilities except electricity, leaving little room for guessing your monthly expenses. Inside this unit you'll find an updated kitchen and an open concept living and dining area - perfect for entertaining guests. Upstairs, you'll find a large primary bedroom big enough for a king size bed, and two additional bedrooms. In one of the secondary bedrooms, you'll find a vaulted ceiling that adds tons of character to the room just waiting for your creative spin and decor. Why settle for an apartment when you can have a bright and spacious townhouse, and grow a garden in your front yard? Don't miss out, this property is bound to go quick! Schedule your showing today!