



66, 3809 45 Street SW
Calgary, Alberta

MLS # A2296547



\$250,000

Division:	Glenbrook		
Type:	Residential/Other		
Style:	2 Storey		
Size:	940 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

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

Inclusions: NA

Welcome home to 66, 3809 45 Street SW. This well-maintained home offers a functional and inviting layout in a convenient location, filled with natural light and complemented by a private fenced yard—perfect for relaxing or enjoying some outdoor space. The main level features a spacious living room and dedicated dining area, creating a comfortable flow for both everyday living and entertaining. The kitchen is equipped with stainless steel appliances and offers plenty of workspace and storage. You’ll also find convenient laundry hookups on the main level, adding flexibility to the layout. Upstairs, the home offers three well-sized bedrooms, providing comfortable space for families, guests, or a home office setup, along with a full bathroom to complete the upper level. Condo fees include heat and water, adding even more value and ease of ownership. Conveniently located just minutes from Westhills Shopping Centre—home to Save-On-Foods, GoodLife Fitness, Cineplex, The Keg, Real Canadian Superstore, Tim Hortons, and Mount Royal University—you’ll also enjoy quick access to Stoney Trail, Sarcee Trail, and downtown. Whether you’re a first-time buyer or an investor, this is one opportunity you don’t want to miss.