



**41, 3809 45 Street SW
Calgary, Alberta**

MLS # A2297607



\$275,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	945 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks, Storage		

Inclusions: N/A

Welcome to #41, 3809 45 Street SW, a beautifully updated two-storey townhouse located in the well-established community of Glenbrook. Offering nearly 945 sq. ft. of comfortable living space, this home is an excellent opportunity for first-time buyers, investors, or those seeking an affordable property in a convenient southwest Calgary location. This thoughtfully renovated unit features a bright and functional layout designed for everyday living. The main floor offers a welcoming living room filled with natural light, creating a warm and inviting atmosphere. Durable Royal Oak laminate flooring flows throughout the space, providing both style and practicality. The kitchen has been tastefully updated with modern cabinetry featuring white upper cabinets and grey lower cabinets, attractive tile details, and functional Acacia wood counter space designed for efficiency and durability. The adjacent dining area provides ample room for everyday meals or hosting guests. Upstairs, the home features three comfortable bedrooms including a spacious primary bedroom offering generous proportions and flexibility for a variety of furniture layouts. A full bathroom completes the upper level, offering convenience for families, roommates, or guests. Plenty and practical under-stair storage, helping keep everyday living organized. Additional rentable storage may also be available within the complex. One of the standout features of this property is the private fenced yard, offering a rare outdoor space ideal for relaxing, gardening, or enjoying summer evenings. The yard backs onto open space with no direct neighbours behind, providing added privacy and a peaceful setting. The unit also includes one assigned parking stall with plug-in, along with access to visitor parking for added convenience. Regent Gardens is a well-managed complex known for its quiet residential feel and excellent

location. Residents benefit from professional management, heat included in condo fees, and convenient access to nearby amenities. The property is located close to schools, parks, playgrounds, shopping, Mount Royal University, Westhills Shopping Centre, and Optimist Park, with easy access to major roadways and public transit, making commuting simple. Recent improvements include a new roof and well-maintained exterior elements, contributing to long-term value and peace of mind. Pet-friendly policies (with board approval) add flexibility for animal lovers. With its updated interior, private outdoor space, and prime location, 3809 45 Street SW #41 offers exceptional value and an opportunity to own in one of Calgary's desirable southwest communities.