

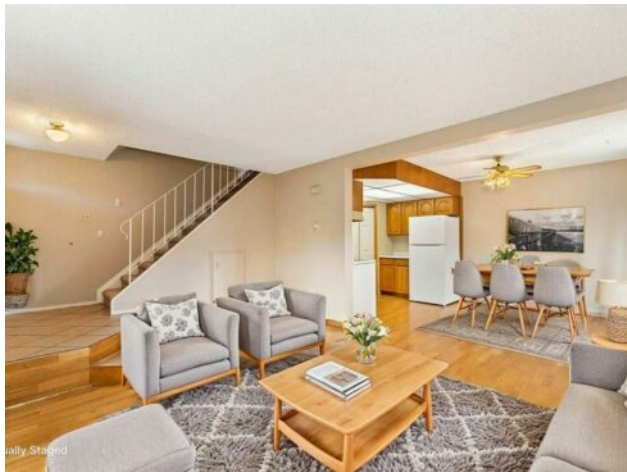


**GRASSROOTS**  
REALTY GROUP

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**141, 3809 45 Street SW**  
**Calgary, Alberta**

**MLS # A2196194**



**\$299,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 661
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows		

**Inclusions:** pushmower

Welcome to Glenbrook! This bright and beautifully maintained 3-bedroom, 1 bathroom END UNIT townhome is a smart choice for first-time buyers, investors, couples, or small families looking for location, convenience, and comfort. Condo fee INCLUDES HEAT & WATER (unusual, so check it out -- you ONLY have electricity --optional phone/cable as normal monthly bills). We have virtually staged some photos so you can see yourself living in this 3 bedroom townhome. Nestled in a well-managed complex, this END UNIT home features a functional and versatile layout with three generous bedrooms, a full renovate family bathroom (new flooring & tile to the ceiling), and a bright, open living/dining space perfect for everyday living or entertaining. The kitchen offers ample storage and workspace, brand new refrigerator, also dishwasher, stove, -- your stacking washer dryer is conveniently located in this workspace, with new doors to keep it neat & tidy. Step outside to your private patio space, ideal for summer BBQs or quiet morning coffee. Ample side yard space to enjoy some gardening, & green space. Enjoy the peace of mature trees, landscaped paths, and an overall community feel. Located in the heart of Glenbrook, you're just minutes from Westhills Shopping Centre, Glenbrook School, parks, and playgrounds. With easy access to Sarcee Trail, Glenmore Trail, and Stoney Trail, you can be downtown in minutes or heading west to the mountains in no time. Transit options and bike routes make commuting or getting around the city effortless. 3 Bedrooms | 1 Bathroom Excellent location near schools, shopping, & parks Assigned parking #141 Private yard space Great investment property or starter home Whether you're looking to invest or settle into a vibrant, established neighbourhood, 141, 3809 45 St SW offers unbeatable value and a lifestyle you'll love.

Don't miss your chance—book your showing today!