

# \$269,900 - 80, 3809 45 Street Sw, Calgary

MLS® #A2228674

**\$269,900**

3 Bedroom, 1.00 Bathroom, 930 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

**\*\*\*\$10K PRICE IMPROVEMENT!! \*\*\* OPEN HOUSE SATURDAY JUNE 28TH 2PM-4PM\*\*\***

Affordable Living in a Prime Location! This updated 3-bedroom, 1-bathroom two-storey townhouse offers incredible value under \$270K! Situated in a well-managed, pet-friendly complex, this home stands out with a larger yard than most units and a spacious 15' x 10' deck—perfect for relaxing or entertaining outdoors. Inside, you'll love the renovated kitchen featuring stainless steel appliances, stylish cabinetry, updated countertops, and a modern backsplash. Condo fees include heat and 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, 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!

Built in 1971

## Essential Information

MLS® #	A2228674
Price	\$269,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	930



Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	80, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

### Amenities

Amenities	Other, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Lawn, Level
Roof	Tar/Gravel
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	20
Zoning	M-C1 d38

Listing Details

Listing Office                    eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.