



GRASSROOTS
REALTY GROUP

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3, 3809 45 Street SW
Calgary, Alberta

MLS # A2326595



\$279,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	926 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Hot Water	Water:	-
Floors:	Tile, Wood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Laminate Counters, No Smoking Home, Track Lighting		

Inclusions: Track Lighting, Living Room Shelving, Dining Room Shelving, 1 TV wall mount

Welcome home to Regent Gardens in the heart of Glenbrook, where comfort, convenience, and value come together in one beautifully updated townhome. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home offers the space and lifestyle you've been searching for. Step inside to a bright, welcoming main floor featuring durable vinyl plank flooring, a spacious living room filled with natural light, and an inviting dining area perfect for everyday meals or entertaining friends. The stylish kitchen offers contemporary finishes, ample storage, and generous workspace to make cooking a pleasure, while convenient in-suite laundry completes the main level. Upstairs you'll find three bedrooms and an updated four-piece bathroom, providing comfortable accommodation for family, guests, or a home office. Outside, your fully fenced private yard is an extension of your living space—a rare find at this price point. Enjoy morning coffee on the deck, summer BBQs with friends, or simply unwind in your own private backyard. It's also ideal for children or pets (with board approval). Regent Gardens is a professionally managed, pet-friendly complex where the condo fees include heat, water, professional management, reserve fund contributions, and more—adding exceptional value and reducing monthly surprises. Located just minutes from Mount Royal University, Westhills Shopping Centre, schools, parks, public transit, and major commuter routes, you'll love the convenience of this established southwest neighbourhood. Affordable, move-in ready, and offering three bedrooms plus private outdoor space in an unbeatable southwest location, this is an opportunity you won't want to miss.