



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

63, 3809 45 Street SW
Calgary, Alberta

MLS # A2326877



\$275,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	961 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Gentle Sloping, Interior Lot, Low Maintenance Landscape, Private		

Heating:	Radiant	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage, Vinyl Windows		

Inclusions: n/a

OPEN HOUSE SUNDAY AUG 2 FROM 12-2PM. Why settle for a cramped condo when you can have a 3-bedroom townhome with your own fenced yard? Welcome to Regent Gardens in the heart of Glenbrook—where homeownership becomes surprisingly affordable without sacrificing space or convenience. This bright and inviting two-storey home offers almost 1,000 sq. ft. of functional living space, featuring three bedrooms, a spacious primary retreat, an updated kitchen with stone countertops, vinyl plank flooring, and a comfortable open-concept main level designed for everyday living. Outside you have your own private, fully fenced patio and yard—perfect for summer BBQs, kids, pets (with board approval), gardening, or simply enjoying your morning coffee in your own outdoor space. Location is everything, and this one delivers. You're just minutes from Mount Royal University, Westhills Shopping Centre, Signal Hill, Glenmore Trail, Sarccee Trail, parks, schools, transit, and countless restaurants and amenities, making commuting and everyday errands effortless. Whether you're a first-time buyer, young family, investor, or simply looking for incredible value in Calgary's southwest, this home checks all the boxes. More space. More privacy. More lifestyle. All at a price that's hard to beat.