

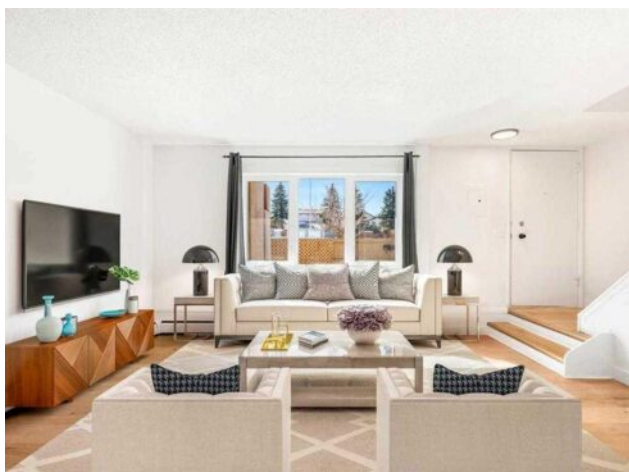


GRASSROOTS
REALTY GROUP

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41, 3809 45 Street SW
Calgary, Alberta

MLS # A2328178



\$277,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	937 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, Private		

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:	None	Utilities:	-
Features:	Closet Organizers, See Remarks, Storage		

Inclusions: na

The rooms may be modest in size, but this thoughtfully updated Glenbrook townhouse offers something bigger: an affordable place to call your own in a prime southwest Calgary location. Welcome to #41, 3809 45 Street SW—a warm and inviting two-storey home offering nearly 945 sq. ft. of functional living space. It's an excellent opportunity for a young couple, first-time buyer, investor, or anyone ready to take that next step onto the property ladder. Natural light fills the welcoming main-floor living room, where durable Royal Oak laminate flooring adds style and practicality. The updated kitchen features crisp white upper cabinets, contrasting grey lower cabinetry, attractive tile details, and durable Acacia wood counters. An adjoining dining area provides space for everyday meals and time spent with the people who matter most. Upstairs are three efficiently sized bedrooms, including a comfortable primary bedroom with flexible furniture options, along with a full bathroom. Practical under-stair storage helps keep the home organized, and additional rentable storage may be available within the complex. Outside, the private fenced yard is a rare and valuable feature—perfect for gardening, relaxing, or enjoying a summer evening. With open space and no direct neighbours behind, it offers a peaceful sense of privacy. The home also includes one assigned parking stall with a plug-in, plus access to visitor parking. Regent Gardens is a professionally managed, pet-friendly complex, subject to board approval, with heat included in the condo fees. A newer roof and well-maintained exterior elements add further peace of mind. Schools, parks, playgrounds, shopping, Mount Royal University, Westhills Shopping Centre, Optimist Park, public transit, and major roadways are all within convenient reach. This home isn't about having

the biggest rooms—it's about creating an intimate, comfortable space that is truly yours. Bring the people who matter, imagine what you could make of it, and come experience the possibilities for yourself.