



GRASSROOTS
REALTY GROUP

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40, 3809 45 Street SW
Calgary, Alberta

MLS # A2329659



\$280,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	936 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Private, See Remarks		

Heating:	Boiler	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to #40, 3809 45 STREET SW- a beautifully updated two-storey townhouse in the established community of GLENBROOK. Offering nearly 940 SQ. FT. of comfortable living space, this is a fantastic opportunity for FIRST-TIME BUYERS, INVESTORS, or anyone looking for an AFFORDABLE HOME in a convenient southwest Calgary location. Step inside to a bright, functional layout designed for everyday living. The main floor features a welcoming living room filled with natural light and DURABLE GREY VINYL PLANK FLOORING throughout. The kitchen has been tastefully renovated with MODERN CABINETRY, stylish WHITE TILE ACCENTS, and QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES complete the space, while the adjacent dining area offers plenty of room for everyday meals, working from home, or entertaining. Upstairs, you'll find THREE COMFORTABLE BEDROOMS, including a SPACIOUS PRIMARY BEDROOM, along with a full bathroom. PRACTICAL UNDER-STAIR STORAGE. A standout feature is the FENCED FRONT YARD FACING GREEN SPACE, a rare outdoor retreat that's perfect for relaxing, gardening, or enjoying summer evenings while offering added privacy. The home includes ONE ASSIGNED PARKING STALL WITH PLUG-IN, plus access to VISITOR PARKING for added convenience. Located in REGENT GARDENS, a well-managed complex with PROFESSIONAL MANAGEMENT and HEAT INCLUDED IN CONDO FEES, you'll be close to SCHOOLS, PARKS, PLAYGROUNDS, SHOPPING, WESTHILLS SHOPPING CENTRE, and OPTIMIST PARK, with easy access to major routes and public transit. Recent improvements include a NEW ROOF and well-maintained exterior elements, supporting long-term value and peace of mind. The complex is also PET-FRIENDLY with board approval, offering

added flexibility for pet owners. With its updated interior, private outdoor space, and excellent location. This property offers exceptional value and a fantastic opportunity to own in one of Calgary's desirable communities.