# \$275,000 - 137, 3809 45 Street Sw, Calgary

MLS® #A2219517

## \$275,000

3 Bedroom, 1.00 Bathroom, 911 sqft Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to Regent Gardens in the heart of Glenbrook!

This bright and well-maintained 3-bedroom, 1-bathroom townhouse offers close to 900 square feet of thoughtfully designed living space. The sunlit main floor features an open-concept layout with a welcoming living room, dining area, kitchen, and convenient in-suite laundry. Upstairs, you'll find three bedrooms, including a spacious primary retreat.

Enjoy a fully fenced front yardâ€"perfect for relaxing or entertainingâ€"and take advantage of an unbeatable location just steps from top-rated schools, parks, shops, and restaurants. With Mount Royal University, Westhills Towne Centre, and major commuter routes like Sarcee Trail and Stoney Trail nearby, easy access to the majestic mountains, and just a 15-minute drive to downtown, this home is perfectly positioned for a vibrant lifestyle and is ideal for families, students, or savvy investors.

Whether you're looking for your first home or a smart rental opportunity, this is your chance to own a well-located gem in one of Calgary's most desirable communities. Don't miss outâ€"make Regent Gardens your new address today!







Built in 1971

#### **Essential Information**

MLS® # A2219517 Price \$275,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 911

Acres 0.00 Year Built 1971

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

## **Community Information**

Address 137, 3809 45 Street Sw

Subdivision Glenbrook
City Calgary
County Calgary
Province Alberta

Postal Code T3E 3H4

#### **Amenities**

Amenities Parking, Playground, Trash

Parking Spaces 1

Parking Stall, Assigned

#### Interior

Interior Features No Animal Home, Open Floorplan, Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Heating Baseboard

Cooling None
Basement None

#### **Exterior**

Exterior Features Garden

Lot Description Low Maintenance Landscape

Roof Tar/Gravel

Construction Stucco, Wood Frame, Composite Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 10th, 2025

Days on Market 108

Zoning M-C1

# **Listing Details**

Listing Office Real Broker

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