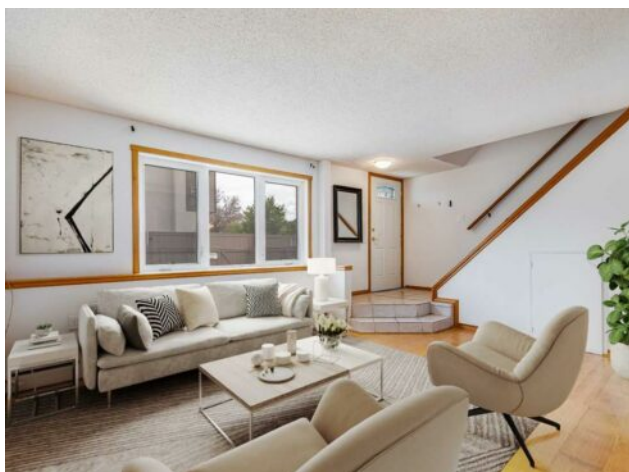


119, 3809 45 Street SW
Calgary, Alberta

MLS # A2225205



\$280,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	919 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Baby Gate

Located in the heart of Glenbrook, this charming 3-bedroom, 1-bathroom two-storey townhouse offers over 900 square feet of freshly updated living space. A south facing, fully fenced front yard creates a welcoming first impression while providing a private outdoor retreat—perfect for morning coffee, weekend BBQs, or simply unwinding in the sun. Inside, the main floor features a bright and open layout, ideal for both daily living and entertaining. The spacious living room flows seamlessly into the dining area, while the functional kitchen—equipped with sleek white appliances, including a new fridge, new dishwasher, and updated cabinets—offers both style and practicality. Freshly painted throughout, the home features brand new carpet and charming oak accents—including doors, trim, and finishes—that add warmth and character with their golden wood tones. The added convenience of main-floor laundry enhances the home's practicality. Upstairs, three nicely sized bedrooms, including a generous primary, offer plenty of room for rest and relaxation. A four-piece bathroom completes this level. This pet-friendly home allows both dogs and cats with board approval, making it a great option for animal lovers. Condo fees include heat, water, and sewer. An assigned outdoor parking stall ensures hassle-free access. The home's unbeatable central location puts you just steps from Glenbrook Playground, Glenbrook School, Glamorgan Elementary—one of Alberta's top-ranked TLC schools—and A.E. Cross School, with Calgary Christian Schools also nearby. Everyday essentials are within walking distance, including Calgary Co-op, Canadian Tire, Save-On-Foods, and more. Just minutes away, Westhills Towne Centre and Signal Hill Centre offer a variety of shops, restaurants, and

entertainment options, including Signal Hill Library and Landmark Cinemas. Enjoy local favorites like Glamorgan Bakery and Richmond Pub, or take advantage of nearby green spaces such as Glenbrook Off-Leash Park and Weaselhead Natural Area. With quick access to Richmond Road, Sarcee Trail, and Stoney Trail, as well as a short commute to Mount Royal University, this location is truly unmatched. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.