

\$299,000 - 113, 3809 45 Street Sw, Calgary

MLS® #A2204600

\$299,000

2 Bedroom, 1.00 Bathroom, 938 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

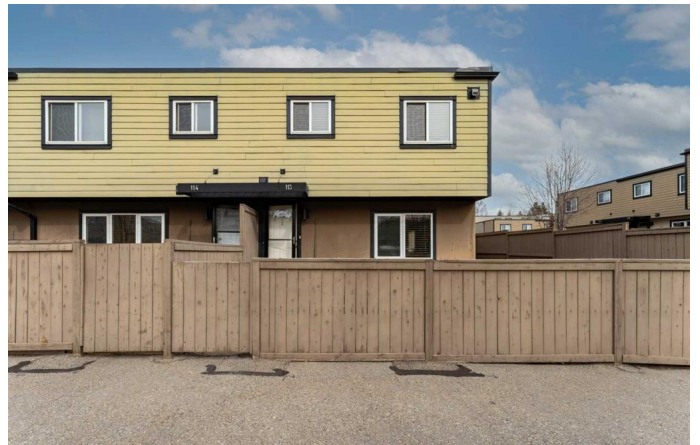
Welcome to Regent Gardens â€” Your Ideal Home Awaits! Step into this stunning corner unit at Regent Gardens, where modern comfort meets exceptional convenience. This spacious residence features two generously-sized bedrooms and a chic open-concept living and dining area, perfect for both relaxation and entertaining. A large window in the living room bathes the space in natural light, enhancing its inviting and airy atmosphere. Enjoy the luxury of an expansive yard and a south-facing wooden deck, ideal for outdoor gatherings or quiet moments in the sun. The prime location offers unparalleled convenience with close proximity to Mount Royal University, public transit, top-rated schools, and the bustling West Hills Shopping Centre. Plus, with a beautiful park next door, easy access to the majestic mountains, and just a 15-minute drive to downtown, this home is perfectly positioned for a vibrant lifestyle. Whether youâ€™re a first-time buyer or an astute investor, this property is a fantastic opportunity. Explore the potential of maintaining it as a rentalâ€”this gem wonâ€™t stay on the market long. Seize the moment and make Regent Gardens your new address today!

Built in 1971

Essential Information

MLS® #

A2204600



| | |
|----------------|---------------|
| Price | \$299,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 938 |
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 113, 3809 45 Street Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 3H4 |

Amenities

| | |
|----------------|-------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Baseboard |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Private Yard |
| Lot Description | Corner Lot |
| Roof | Flat, Tar/Gravel |
| Construction | Stucco |

Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2025

Days on Market 20

Zoning M-C1

Listing Details

Listing Office RE/MAX Complete Realty

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