

\$265,000 - 137, 3809 45 Street Sw, Calgary

MLS® #A2265631

\$265,000

3 Bedroom, 1.00 Bathroom, 948 sqft
Residential on 0.00 Acres

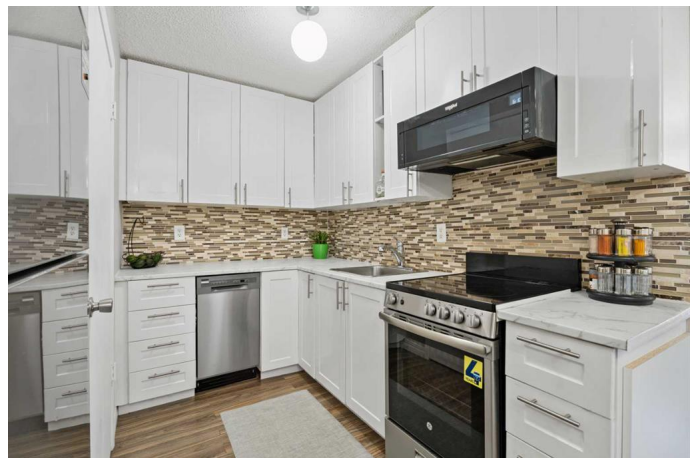
Glenbrook, Calgary, Alberta

OPEN HOUSES Sat Oct 25 and Sun Oct 26 from 1-3pm. This is your opportunity to own a townhouse with a private fenced yard at apartment pricing! The condo fees on this unit include all utilities except electricity, leaving little room for guessing your monthly expenses. Inside this unit you'll find an updated kitchen and an open concept living and dining area - perfect for entertaining guests. Upstairs, you'll find a large primary bedroom big enough for a king size bed, and two additional bedrooms. In one of the secondary bedrooms, you'll find a vaulted ceiling that adds tons of character to the room just waiting for your creative spin and decor. Why settle for an apartment when you can have a bright and spacious townhouse, and grow a garden in your front yard? Don't miss out, this property is bound to go quick! Schedule your showing today!

Built in 1971

Essential Information

MLS® #	A2265631
Price	\$265,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	948
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, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Off Street, Stall

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Radiant
Cooling	None
Basement	None

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Front Yard, Interior Lot, Lawn, Private
Roof	Tar/Gravel
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	3
Zoning	M-C1 d38

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.