

\$271,000 - 130, 3809 45 Street Sw, Calgary

MLS® #A2237932

\$271,000

3 Bedroom, 1.00 Bathroom, 941 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to your 3 bedroom peaceful sanctuary townhome in Glenbrook. This bright, move-in-ready home offers a warm, inviting layout filled with natural light. The updated kitchen shines with modern appliances, new countertops, and fresh cabinetry – perfect for everyday cooking or hosting friends. Upstairs, you’ll find three comfortable bedrooms, including a spacious primary retreat and a renovated bathroom with a brand-new basin.

Enjoy quiet mornings or evening gatherings in your private fenced outdoor space. The neighborhood is friendly, safe, and walkable – close to schools, parks, shops, and transit, yet wonderfully calm and private.

This smoke-free, pet-friendly home has been lovingly maintained with key updates, including a new oven, fridge, and bathroom improvements, so you can move right in and start living. Complete with an assigned parking stall and a well-managed condo community, this home is ready to welcome its next owner.

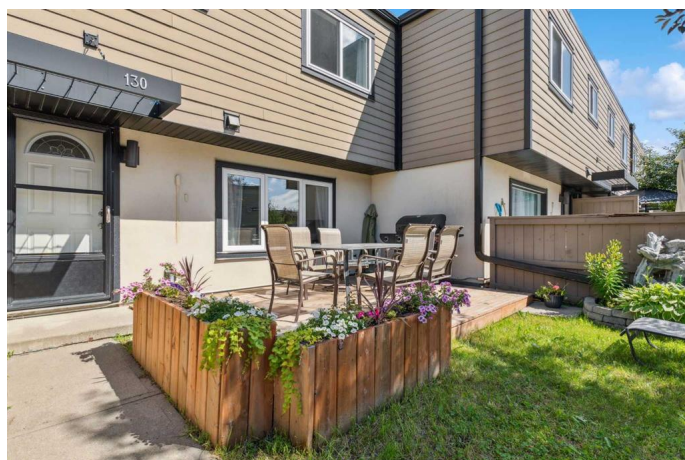
Built in 1971

Essential Information

MLS® # A2237932

Price \$271,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	941
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	130, 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	Granite Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	46
Zoning	M-C1 d38

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.