

# \$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!

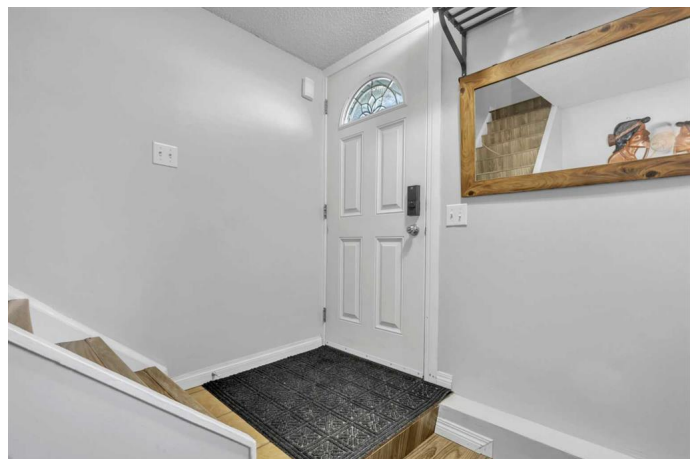
This bright and well-maintained 3-bedroom, 1-bathroom townhouse offers close to 900 square feet of thoughtfully designed living space. The sunlit main floor features an open-concept layout with a welcoming living room, dining area, kitchen, and convenient in-suite laundry. Upstairs, you'll find three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

Enjoy a fully fenced front yard—perfect for relaxing or entertaining—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 out—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 | 100            |
| Zoning         | M-C1           |

## **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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