

\$260,000 - 79, 3809 45 Street Sw, Calgary

MLS® #A2258750

\$260,000

3 Bedroom, 1.00 Bathroom, 948 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Affordable Living in a Prime Location! This updated (renovated in 2022) 3-bedroom, 1-bathroom two-storey townhouse offers incredible value under \$260K! Situated in a well-managed, pet-friendly complex, this home stands out with a spacious west facing fenced private yard, perfect for relaxing or entertaining outdoors. Inside, you'll love the renovated kitchen featuring stainless steel appliances, stylish cabinetry, updated countertops, and a subway backsplash. Condo fees include Heat & Water adding even more value. Conveniently located just minutes from Westhills Shopping Centre, including Save-On-Foods, GoodLife Fitness, Cineplex, The Keg, Superstore, Tim Hortons, Mount Royal University and more. Enjoy quick access to Stoney Trail, Sarcee Trail, and downtown. Whether you're a first-time buyer or investor, this is one opportunity you don't want to miss!

Built in 1971

Essential Information

MLS® #	A2258750
Price	\$260,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	948
Acres	0.00



Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	79, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

Amenities

Amenities	Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Plug-In, Stall

Interior

Interior Features	Stone Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Other
Roof	Tar/Gravel
Construction	Metal Frame, Stucco, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	September 19th, 2025
Days on Market	2
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.