

# \$254,900 - 139, 3809 45 Street Sw, Calgary

MLS® #A2240227

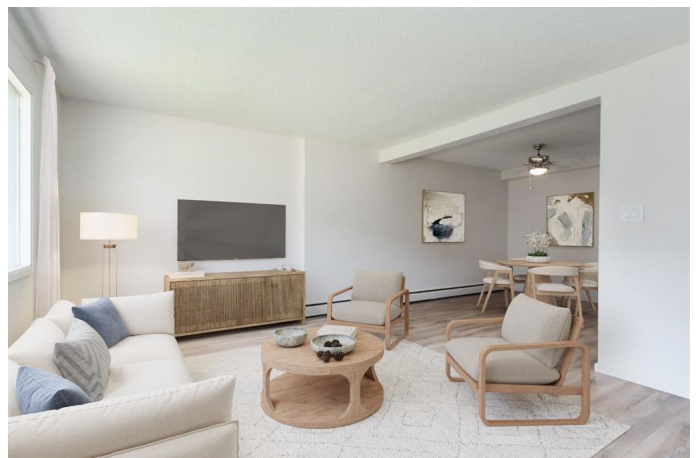
**\$254,900**

3 Bedroom, 1.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to your expansive and stylish retreat in the heart of Glenbrook. Perfectly positioned for privacy and space, this impeccably maintained townhome sits on a beautiful private lot and has been thoughtfully updated to offer both comfort and contemporary elegance. Step inside to discover a freshly cleaned and move-in-ready home, where natural light cascades through generous windows, dancing across crisp, newly painted walls and highlighting the home's open, airy layout. The living area flows effortlessly into the kitchen designed to inspire, featuring new countertops, brand new refrigerator and ample space for entertaining or everyday dining. Upstairs, indulge in the feel of professionally cleaned carpeting underfoot as you explore three bright, spacious bedrooms—each offering room to grow, work, or relax. The home has been thoroughly refreshed, with new lights, plugs, laminate flooring and paint. Step outside to your east-facing backyard oasis, rare in both size and privacy. Your beautiful and sun-kissed lawn is perfect for barbecues, morning coffee, or lounging into the evening. Even better? Peace of mind comes included: your condo fees cover nearly all utilities—including heat, water, sewer, and waste—leaving only electricity for you to manage. Situated just moments from the vibrant WestHills Shopping Centre, transit, schools, playgrounds, and all the amenities of Richmond Road, this is the perfect blend of effortless living and everyday



luxury. Whether you’re upsizing, right-sizing, or starting fresh, this elegant and functional home is ready to welcome you.

Built in 1971

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2240227      |
| Price          | \$254,900     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 909           |
| Acres          | 0.00          |
| Year Built     | 1971          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 139, 3809 45 Street Sw |
| Subdivision | Glenbrook              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 3H4                |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Visitor Parking, Trash |
| Parking Spaces | 1                                    |
| Parking        | Stall                                |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Hot Water                                                           |
| Cooling           | None                                                                |
| Basement          | None                                                                |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Lighting                         |
| Lot Description   | Level                            |
| Roof              | Tar/Gravel                       |
| Construction      | Stucco, Wood Frame, Metal Siding |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 36              |
| Zoning         | M-C1 d38        |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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