

37, 3809 45 Street SW
Calgary, Alberta

MLS # A2200516



\$299,999

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	943 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, Pantry		

Inclusions: N/A

Incredible value in this beautifully updated END unit townhome! Modern, comfort and convenience in this unit featuring a bright and open main floorplan with engineered laminate flooring throughout, a spacious living room and dining area with stone feature wall. The gorgeous kitchen is sure to impress with custom cabinetry, granite countertops, undermount sink, sleek stainless steel appliances and a convenient laundry closet. Enjoy the SOUTH facing, expansive deck (14'x12'), ideal for outdoor gatherings or relaxing in the sun. Upstairs you will find 3 bedrooms with a wood molding feature wall in the master along with custom closet organizers and a 4-piece bathroom. The prime location offers close proximity to Mount Royal University, public transit, top-rated schools, and the bustling West Hills Shopping Centre. Plus, with a beautiful park next door, easy access to the majestic mountains, and just a 15-minute drive to downtown, this home is perfectly positioned for a vibrant lifestyle. Book your showing today!