

# \$265,000 - 137, 3809 45 Street Sw, Calgary

MLS® #A2265631

## \$265,000

3 Bedroom, 1.00 Bathroom, 948 sqft  
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

OPEN HOUSES Sat Oct 25 and Sun Oct 26 from 1-3pm. This is your opportunity to own a townhouse with a private fenced yard at apartment pricing! The condo fees on this unit include all utilities except electricity, leaving little room for guessing your monthly expenses. Inside this unit you'll find an updated kitchen and an open concept living and dining area - perfect for entertaining guests. Upstairs, you'll find a large primary bedroom big enough for a king size bed, and two additional bedrooms. In one of the secondary bedrooms, you'll find a vaulted ceiling that adds tons of character to the room just waiting for your creative spin and decor. Why settle for an apartment when you can have a bright and spacious townhouse, and grow a garden in your front yard? Don't miss out, this property is bound to go quick! Schedule your showing today!

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265631  |
| Price          | \$265,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 948       |
| Acres          | 0.00      |
| Year Built     | 1971      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 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, Snow Removal, Trash |
| Parking Spaces | 1                                        |
| Parking        | Assigned, Off Street, Stall              |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked             |
| Heating           | Radiant                                                                               |
| Cooling           | None                                                                                  |
| Basement          | None                                                                                  |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard  |
| Lot Description   | Front Yard, Interior Lot, Lawn, Private |
| Roof              | Tar/Gravel                              |
| Construction      | Composite Siding, Stucco, Wood Frame    |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 10                 |
| Zoning         | M-C1 d38           |

### Listing Details

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