$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 homeâ€™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 bedroomsâ€”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 utilitiesâ€”including heat, water, sewer, and wasteâ€”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 youâ€™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.

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.