



3809 45 Street Calgary Alberta

\$299,900

Welcome to this charming two-story END-UNIT townhouse, featuring 3 BEDROOMS and ONE OF THE LARGEST PRIVATE YARDS IN THE COMPLEX, offering serene views of a lush green space. It's located in the desirable west end community of Glenbrook. Priced attractively below \$300,000, this home provides exceptional value. The complex has undergone numerous repairs including a new exterior envelope with Hardie board siding, insulation and windows, ensuring peace of mind for the new owners. The dryer is new. The condo fees INCLUDE HEAT. This complex is PET FRIENDLY including dogs with no size restriction. The unit is waiting for the next owner for some TLC. New carpet/laminate and a paint job would transform the fantastic bones of this great unit. It's conveniently located close to shopping including Save-On Foods, London Drugs, Good Life Fitness, Cineplex Movie Theatre, Earl's Restaurant and many other retailers in Westhills Towne Centre and with easy access to the ring road, this property combines comfort with convenience. Whether you're a first-time buyer or looking to downsize, this home offers a perfect blend of affordability and lifestyle. Don't miss out on this rare opportunity! (id:6769)

Kitchen 10.25 Ft x 9.92 Ft
Dining room 10.83 Ft x 8.92 Ft
Living room 15.17 Ft x 11.75 Ft
Laundry room 3.83 Ft x 3.83 Ft

Primary Bedroom 12.58 Ft x 10.33 Ft
Bedroom 8.92 Ft x 8.75 Ft
Bedroom 11.83 Ft x 8.92 Ft
4pc Bathroom 7.00 Ft x 4.92 Ft

Listing Presented By:



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