



## 3809 45 Street Calgary Alberta

\$339,900

Welcome to this beautifully renovated end-unit townhouse, with extra windows and a thoughtful layout. This home is ideal for a family, first-time buyer, or savvy investor looking for a move-in-ready gem. It features 3 bedrooms, 1 bathroom, and an inviting, private fenced outdoor yard perfect for entertaining friends and family or letting your beloved pet roam freely. The kitchen has ample cabinetry, stunning white quartz countertops, and in-suite laundry for your convenience. The dining area, flooded with natural light from the additional end-unit window, offers plenty of space for family meals and gatherings. The built-in shelving provides extra storage and serves as a stylish feature wall. The bright and spacious main floor showcases freshly painted walls and a knockdown ceiling, with abundant natural light. Each window is adorned with brand-new coverings. Upstairs, you'll find a full 4-piece bathroom and three cozy bedrooms. This property is truly move-in ready! You'll have an assigned parking stall (#149). The Regent Gardens complex features recent exterior upgrades. It's a well-managed community where condo fees cover everything except electricity, giving you peace of mind and simplifying your monthly expenses. Enjoy a quiet, friendly neighborhood with all the amenities you need nearby, such as Richmond Square, London Place West, and the West Hills & Signal Hill shops. Close proximity to Mount Royal University with easy access to Glenmore Trail, Sarcee Trail, Stoney Trail, and you can be downtown in just 10 minutes. Don't miss out on this incredible opportunity. Schedule your showing today and discover why this townhouse is the perfect place to call your own. (id:6769)

4pc Bathroom 4.92 Ft x 7.00 Ft

Primary Bedroom 12.58 Ft x 12.00 Ft

Bedroom 8.92 Ft x 12.00 Ft

Bedroom 9.00 Ft x 6.42 Ft

Dining room 8.17 Ft x 10.83 Ft

Kitchen 9.83 Ft x 10.25 Ft

Laundry room 3.92 Ft x 4.00 Ft

Other 6.83 Ft x 3.83 Ft

Living room 15.25 Ft x 11.83 Ft

Listing Presented By:



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(CENTRAL)**

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