



# 3809 45 Street Calgary Alberta

\$345,000

BE THE FIRST TO ENJOY THESE RENOS - OPEN HOUSE Dec. 17 1-3 PM - Step inside Unit 122, where you'll find a FRESHLY RENOVATED townhome. With LVP FLOORING, NEW BASEBOARDS, FRESHLY PAINTED WALLS, KNOCKDOWN CEILING - yay, no popcorn! A GORGEOUS DINING ROOM LIGHT, POT LIGHTS & an ELEGANT 2-TONED KITCHEN. With trending soft taupe cabinets w/ a wood grain contrast, GOLD HANDLES - PLUS WHITE QUARTZ COUNTERTOPS & QUARTZ BACKSPLASH for an ULTRA LUXIRIOUS & super easy-to-clean feature. You don't see stone backsplash every day, especially at this price point! You have BRAND NEW STAINLESS STEEL APPLIANCES, a SLIDE-IN ELECTRIC STOVE + a BIG NEW FRIDGE. Check out your convenient WALL PANTRY! Last but not least, you have a LAUNDRY CLOSET w/ a stacked washer/dryer. The main floor is nicely laid out w/ a SPACIOUS LIVING ROOM & a BIG window that brightens the entire main floor, overlooking the expansive VIEWS OF THE PLAYGROUND. Your dining space is comfortable ft. a table that can seat up to 6 people! YOU'LL LOVE ENTERTAINING HERE! Behind the living room paintings, you'll find a TV OUTLET ready to go so that no TV cables show + you have extra under-stair storage, which could be developed into a front hall closet. Head upstairs where you'll find 3 beds & 1 bath. The master bedroom is staged w/ a queen bed, but this room is BIG & would comfortably fit a king bed w/ nightstands on both sides. You could even have a reading chair in the corner to go w/ your NW-facing window overlooking the playground + you have a good-sized closet w/ ORGANIZERS. The other 2 small bedrooms would be perfect for many buyer types b/c they could be used as kids' bedrooms, a nursery, an office. Each room has BEAUTIFUL LIGHT FIXTURES, proportionate closets, NEW WINDOWS (95%), along w/ NO CARPETS, making it easy to maintain - an excellent feature if you're an investor! To finish off this level, you have a linen c...

Foyer 6.67 Ft x 11.67 Ft  
 Living room 14.50 Ft x 11.67 Ft  
 Dining room 9.83 Ft x 10.25 Ft  
 Kitchen 7.83 Ft x 9.92 Ft  
 Primary Bedroom 9.50 Ft x 17.33 Ft

Bedroom 10.00 Ft x 6.75 Ft  
 4pc Bathroom 5.17 Ft x 6.75 Ft  
 Hall 8.33 Ft x 7.67 Ft  
 Bedroom 7.83 Ft x 9.33 Ft

Listing Presented By:



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RE/MAX FIRST



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca