



3809 45 Street Calgary Alberta

\$269,900

***\$10K PRICE IMPROVEMENT!! Affordable Living in a Prime Location! This updated 3-bedroom, 1-bathroom two-storey townhouse offers incredible value under \$270K! Situated in a well-managed, pet-friendly complex, this home stands out with a larger yard than most units and a spacious 15' x 10' deck—perfect for relaxing or entertaining outdoors. Inside, you'll love the renovated kitchen featuring stainless steel appliances, stylish cabinetry, updated countertops, and a modern backsplash. Condo fees include heat and water, adding even more value. Conveniently located just minutes from Westhills Shopping Centre, including Save-On-Foods, GoodLife Fitness, Cineplex, The Keg, Superstore, Tim Hortons, and more. Enjoy quick access to Stoney Trail, Sarcee Trail, and downtown. Whether you're a first-time buyer or investor, this is one opportunity you don't want to miss! (id:6769)

Kitchen 9.17 Ft x 10.25 Ft

Dining room 8.75 Ft x 10.83 Ft

Living room 15.50 Ft x 11.75 Ft

Laundry room 3.83 Ft x 3.83 Ft

Primary Bedroom 10.17 Ft x 10.17 Ft

Bedroom 7.83 Ft x 9.75 Ft

Bedroom 10.58 Ft x 7.00 Ft

4pc Bathroom 5.00 Ft x 7.00 Ft

Listing Presented By:



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