



## 3809 45 Street Calgary Alberta

\$325,000

Welcome to Regent Gardens - Your Ideal Home Awaits! Step into this stunning corner unit at Regent Gardens, where modern comfort meets exceptional convenience. This spacious residence features two generously-sized bedrooms and a chic open concept living and dining area, perfect for both relaxation and entertaining. A large window in the living room bathes the space in natural light, enhancing its inviting and airy atmosphere. Enjoy the luxury of an expansive yard and a south-facing wooden deck, ideal for outdoor gatherings or quiet moments in the sun. The prime location offers unparalleled convenience with close proximity to Mount Royal University, public transit, top-rated schools, and the bustling West Hills Shopping Centre. Plus, with a beautiful park next door, easy access to the majestic mountains, and just a 15-minute drive to downtown, this home is perfectly positioned for a vibrant lifestyle. Whether you're a first-time buyer or an astute investor, this property is a fantastic opportunity. Explore the potential of maintaining it as a rental--this gem won't stay on the market long. Seize the moment and make Regent Gardens your new address today! (id:6769)

Primary Bedroom 12.58 Ft x 10.00 Ft

Bedroom 11.83 Ft x 8.92 Ft

Laundry room 8.83 Ft x 6.58 Ft

4pc Bathroom 6.92 Ft x 4.92 Ft

Living room 15.00 Ft x 11.75 Ft

Kitchen 11.75 Ft x 9.83 Ft

Dining room 9.75 Ft x 5.83 Ft

Listing Presented By:



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