3809 45 Street Calgary Alberta
$275,000

Don't miss this exceptional opportunity to own an impeccably updated three-bedroom townhouse in the heart of the sought-after Glenbrook community. This residence boasts an open floor plan with an abundance of natural light. The main level is generously appointed with sleek ceramic tile flooring throughout.The kitchen is a chef's delight, offering a wealth of cabinet and counter space, alongside newer stainless steel appliances. Convenience is key, with main floor laundry that includes a stackable washer and dryer. The entire interior has been freshly painted, lending a fresh and inviting ambiance. The dining room is graced by a captivating focal feature wall, adding to the home's character. The carpeting throughout the unit is also newer, showcasing the care and attention to detail in this home.Upstairs, you'll discover three well-appointed bedrooms and a luxurious four-piece bathroom, providing ample space for comfort and relaxation. Your monthly condo fees include the cost of both heat and water, simplifying your life and budget.The location is nothing short of exceptional, with proximity to the inner city and quick access to Stoney Trail. You're just minutes away from the Westhills Shopping Centre, Mount Royal University, the C-train station, parks, schools, restaurants, and public transportation.Whether you're a first-time buyer looking for a perfect starter home or an investor seeking a promising opportunity, this property embodies tremendous value and potential. Book your showing today! (id:6769)

Listing Presented By:

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Kitchen 10.25 Ft x 9.17 Ft

Dining room 10.33 Ft x 8.75 Ft
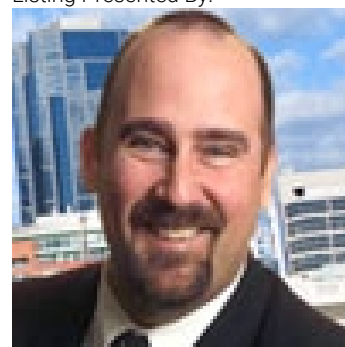
Living room 15.08 Ft x 11.25 Ft

Laundry room 3.83 Ft x 3.75 Ft

Primary Bedroom 15.17 Ft x 10.00 Ft

Bedroom 10.33 Ft x 7.00 Ft

Bedroom 7.83 Ft x 6.42 Ft

4pc Bathroom Measurements not available