

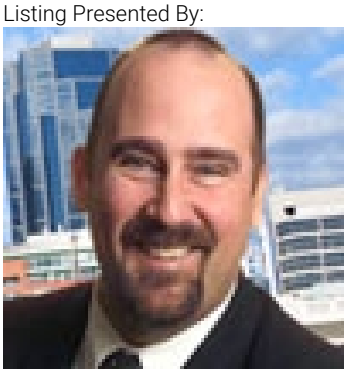
3809 45 Street Calgary Alberta

$259,000

INVESTOR OPPORTUNITY | UPDATED 3-BEDROOM HOME | PRIME SW CALGARY LOCATION!!!Welcome to 99, 3809 45 Street SW - an excellent opportunity for investors, first-time buyers, or buyers looking to secure an affordable property in a convenient southwest Calgary location.Featuring three bedrooms, one full bathroom, and recent interior upgrades, this property offers an attractive combination of functionality, location, and rental potential.Recent improvements include fresh paint, brand-new kitchen cabinets, and luxury vinyl plank flooring, providing a clean, modern interior while minimizing the need for immediate cosmetic investment. The open-concept layout maximizes the usable living space and offers a practical configuration for tenants or homeowners alike.A standout feature is the oversized corner lot location, with only one attached neighbour, providing additional privacy and a desirable outdoor space. The generous corner garden area, conveniently situated beside the parking stall, adds another appealing feature for future occupants.Location is a major advantage. Within walking distance to Co-op, shopping, restaurants, and everyday amenities, and just minutes from Westhills Towne Centre. The property is also conveniently located near Mount Royal University, a local French school, and French daycare, creating potential appeal for a variety of tenant profiles.With easy access to public transit and major roadways, this location offers the convenience that renters and homeowners consistently look for.WHY INVESTORS SHOULD TAKE NOTICE:Three-bedroom configuration with broad rental appealRecent cosmetic upgrades reduce immediate renovation requirementsFunctional open-concept floor planCorner lot with additional outdoor space and privacyConvenient access to shopping, schools, Mount Royal University, and transitOpportunity to secure a property in an established southwest Calgary ...

Dining room 9.58 Ft x 10.00 Ft
Kitchen 9.00 Ft x 6.08 Ft
Laundry room 8.17 Ft x 3.33 Ft
Living room 15.08 Ft x 12.08 Ft
4pc Bathroom 5.33 Ft x 7.00 Ft
Primary Bedroom 12.67 Ft x 10.33 Ft
Bedroom 8.67 Ft x 8.58 Ft
Bedroom 11.58 Ft x 11.92 Ft

Listing Presented By:



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