

# \$299,000 - 113, 3809 45 Street Sw, Calgary

MLS® #A2204600

**\$299,000**

2 Bedroom, 1.00 Bathroom, 938 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

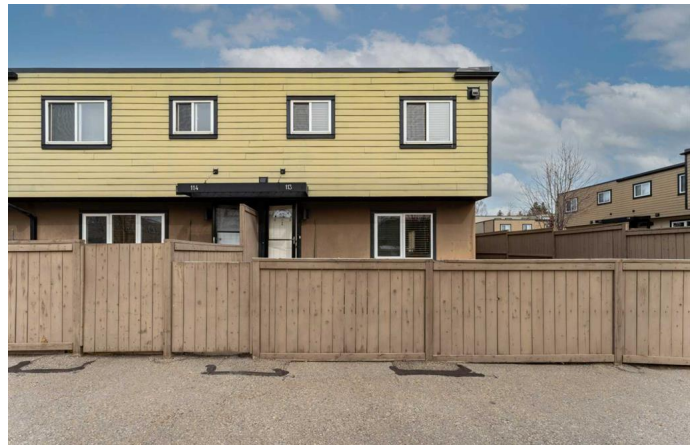
Welcome to Regent Gardens â€” Your Ideal Home Awaits! Step into this stunning corner unit at Regent Gardens, where modern comfort meets exceptional convenience. This spacious residence features two generously-sized bedrooms and a chic open-concept living and dining area, perfect for both relaxation and 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 youâ€™re a first-time buyer or an astute investor, this property is a fantastic opportunity. Explore the potential of maintaining it as a rentalâ€”this gem wonâ€™t stay on the market long. Seize the moment and make Regent Gardens your new address today!

Built in 1971

## Essential Information

MLS® #

A2204600



Price	\$299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	113, 3809 45 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H4

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Pantry, Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Microwave Hood Fan
Heating	Baseboard
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Flat, Tar/Gravel
Construction	Stucco

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 21st, 2025

Days on Market      11

Zoning                M-C1

### **Listing Details**

Listing Office        RE/MAX Complete Realty

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