

**137, 3809 45 Street SW
Calgary, Alberta**

MLS # A2219517



\$280,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	848 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to Regent Gardens in the heart of Glenbrook! This bright and well-maintained 3-bedroom, 1-bathroom townhouse offers close to 900 square feet of thoughtfully designed living space. The sunlit main floor features an open-concept layout with a welcoming living room, dining area, kitchen, and convenient in-suite laundry. Upstairs, you'll find three bedrooms, including a spacious primary retreat. Enjoy a fully fenced front yard—perfect for relaxing or entertaining—and take advantage of an unbeatable location just steps from top-rated schools, parks, shops, and restaurants. With Mount Royal University, Westhills Towne Centre, and major commuter routes like Sarcee Trail and Stoney Trail nearby, easy access to the majestic mountains, and just a 15-minute drive to downtown, this home is perfectly positioned for a vibrant lifestyle and is ideal for families, students, or savvy investors. Whether you're looking for your first home or a smart rental opportunity, this is your chance to own a well-located gem in one of Calgary's most desirable communities. Don't miss out—make Regent Gardens your new address today!