



THE
A-TEAM

**RE/MAX
FIRST**

3809 45 Street #152, Calgary T3E 3H4

MLS® #: **A2125368**

Area: **Glenbrook**

Listing Date: **04/25/24**

List Price: **\$300,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1971

Lot Information

Finished Floor Area

Abv Sqft:

934

Low Sqft:

Ttl Sqft:

934

Lot Sz Ar:

Lot Shape:

DOM

24

Layout

Beds:

3 (3)

Baths:

1.0 (1 0)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Front Yard

Stall

Utilities and Features

Roof: **Asphalt**

Heating: **Baseboard**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings

Int Feat:

Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home

Utilities:

Room Information

Room

Kitchen

Bedroom - Primary

4pc Bathroom

Level

Main

Second

Second

Dimensions

9`2" x 10`2"

10`0" x 17`8"

Room

Living Room

Bedroom

Bedroom

Level

Main

Second

Second

Dimensions

12`0" x 12`5"

7`0" x 10`0"

7`9" x 8`8"

Legal/Tax/Financial

Condo Fee:

\$661

Title:

Fee Simple

Zoning:

M-C1 d38

Legal Desc:	8911860	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to your new home in the sought after community of Glenbrook! This charming 3-bedroom townhome offers the perfect blend of modern updates and convenient living. Situated in a prime location with easy access to amenities and transportation, this property is ideal for those seeking both comfort and convenience. As you step inside, you'll be greeted by the warmth of laminate flooring that spans the spacious living area. Natural light floods the space through the newer front window, creating a welcoming ambiance throughout. The kitchen boasts stainless steel appliances and granite countertops, adding both style and functionality to the heart of the home. Whether you're whipping up a quick meal or entertaining guests, this kitchen is sure to impress. Upstairs, you'll find two cozy bedrooms, each offering a peaceful retreat at the end of the day. With ample closet space and plush carpeting. The bathroom has also been updated with beautiful tiling and modern light fixtures. Outside, you'll discover a private patio area, perfect for enjoying your morning coffee or hosting summer barbecues with friends and family and with convenient access to amenities such as shopping, dining, and entertainment, you'll never be far from everything you need. Don't miss your chance to make this fabulous townhome your own.</p>		
Inclusions:	N/A		
Property Listed By:	eXp Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







