



\$ 189,900.00

## 35 3809 45 STREET SW CALGARY

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THE BEST RENOVATION IN THE COMMUNITY, THE BEST LANDSCAPING, AND INCREDIBLE WALKABILITY ALL FOR \$189,000.00! Welcome to Regent Gardens in Glenbrook. An incredible location just off Richmond Road and 45 St. SW, with so many options for shopping, amenities, transit, and access to major routes at your finger tips. Oh,...

- 3 beds
- 1 bath
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1161447

**Type:** Row/Townhouse

**Bedrooms:** 3

**Status:** Active

**Year built:** 1971

**Parking:** Asphalt, Assigned, Plug-In, Stall

**Post Updated:** 2021-12-02 17:48:14

**Bathrooms:** 1

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** None

**Exterior Features:** Garden,Private Entrance,Private Yard

**District:** CAL Zone W

**Inclusions:** N/A

**Lot Features:** Front Yard,Lawn,Garden,Landscaped

**Heating Type:** Baseboard,Hot Water,Natural Gas

**Flooring:** Carpet,Laminate

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Laminate Counters,No Animal Home,No Smoking Home

**Roof Type:** Tar/Gravel

## PROPERTY INFORMATION

**Basement:** None

**Levels:** Two



**Laundry features:** Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Unit Number:** 35

**Suite:** No

**Appliances:** Dishwasher,Dryer,Electric  
Oven,Range Hood,Refrigerator,Washer

**Subdivision Name:** Glenbrook

**Restrictions:** Board Approval,Pet  
Restrictions or Board approval  
Required,Utility Right Of Way

**Zoning:** M-C1 d38

**List Price Square Foot:** \$ 218.30

**Photo Count:** 20

**Unit Exposure:** W

**Construction Materials:** Composite  
Siding,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 869.90

**Structure Type:** Five Plus

