



\$ 188,000.00

## 73 3809 45 STREET SW CALGARY

<https://paulbrinton.com>

Beautiful 3 bedroom townhouse located in the inner city neighborhood of GLENBROOK! This south facing two storey townhouse features a fully renovated main floor (2016), including new luxury vinyl plank flooring, painting, custom under stairs built in storage cabinets, and upgraded electrical panel. The kitchen comes complete with quartz countertops,...

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1152944

**Type:** Row/Townhouse

**Bedrooms:** 3

**Status:** Active

**Year built:** 1971

**Parking:** Stall

**Post Updated:** 2021-10-10 13:22:05

**Bathrooms:** 1

**Bedrooms Above Grade:** 3

**Date added:** 10/10/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** Parking

**Exterior Features:** Playground,Private Yard

**District:** CAL Zone W

**Inclusions:** None

**Lot Features:** Landscaped

**Heating Type:** Baseboard,Hot Water

**Flooring:** Carpet,Vinyl

**Community Features:** Schools  
Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Built-in Features,See  
Remarks

**Roof Type:** Tar/Gravel

## PROPERTY INFORMATION

**Basement:** None

**Laundry features:** In Unit, Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Levels:** Two

**Zoning:** M-C1 d38

**List Price Square Foot:** \$ 218.60

**Photo Count:** 22



**Rooms Above Grade:** 6

**Unit Number:** 73

**Suite:** No

**Appliances:** Dishwasher,Electric  
Stove,Microwave Hood  
Fan,Refrigerator,Washer/Dryer  
Stacked,Window Coverings

**Subdivision Name:** Glenbrook

**Restrictions:** None Known,Pets Allowed

**Unit Exposure:** S

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

**Foundation:** Poured Concrete

**Living Area SF:** 860.00

**Structure Type:** Five Plus

