52 3809 45 Street SW

Calgary | Active | MLS® A2345626

$229,900









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1971**	**958.66 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Opportunity knocks with this spacious 3-bedroom corner-unit townhouse offering plenty of potential for an investor, renovator, home flipper, or buyer looking for an affordable family home they can make their own. Currently the lowest-priced townhouse in the complex, the home is cosmetically in need of some TLC but offers a great foundation, a functional layout and nearly 1,000 sq. ft. of above-grade living space. The main floor features a bright living area and a functional kitchen with plenty of cabinet and storage space. Upstairs you'll find three good-sized bedrooms along with additional storage, while the convenience of in-suite laundry adds to the home's practicality. Being a corner unit is a definite bonus, particularly outside, where you'll enjoy a large west-facing yard with plenty of afternoon and evening sunshine - a great space for kids, pets, gardening or relaxing outdoors. The complex is pet friendly, and the home includes an assigned parking stall conveniently located close to the unit. Another great value is that heat is included in the condo fees, helping keep monthly household expenses more predictable. The location offers excellent convenience for students, families and commuters alike. Mount Royal University is just a short distance away, with French-language schooling and daycare options nearby. Transit is easily accessible, and quick connections to several major routes make it simple to reach downtown and other parts of the city. If you're willing to roll up your sleeves and add some cosmetic updates, this is a chance to build equity and create a home that suits your own style. With three bedrooms, a large sunny yard, corner-unit location and one of the most affordable price points in the complex, there's a lot of value and potential here.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345626
Bedrooms	3
Bathrooms	1
Year Built	1971
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	958.66 sq. ft.
Main Level Finished Area:	457.94 sq. ft.
Upper Level Finished Area:	500.72 sq. ft.
Condo Fee:	$680.99
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1971 (Age: 55)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8911860
Heating:	Boiler
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Vinyl Siding
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Regent Gardens
Community:	Glenbrook
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer
Inclusions:	N/A
Restrictions:	See Remarks
Pets Allowed:	Restrictions
Main Floor	Dining Room · 10'4" × 8' ·
Main Floor	Kitchen · 10'4" × 10'4" ·
Main Floor	Living Room · 15'2" × 11'10" ·
2nd Floor	Bedroom · 11'9" × 11'6" ·
2nd Floor	Bedroom · 9' × 8'7" ·
2nd Floor	Bedroom - Primary · 12'10" × 10'6" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Front Yard, Landscaped, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1 d38
Listed Date:	Sep 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/52-3809-45-street-sw-calgary-a2345626/

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