63 3809 45 Street SW

Calgary | Active | MLS® A2326877

$270,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1971**	**961 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

OPEN HOUSE SATURDAY OCTOBER 17TH FROM 1-3PM. Why settle for a cramped condo when you can have a 3-bedroom townhome with your own fenced yard? Welcome to Regent Gardens in the heart of Glenbrook-where homeownership becomes surprisingly affordable without sacrificing space or convenience.
This bright and inviting two-storey home offers almost 1,000 sq. ft. of functional living space, featuring three bedrooms, a spacious primary retreat, an updated kitchen with stone countertops, vinyl plank flooring, and a comfortable open-concept main level designed for everyday living. Outside you have your own private, fully fenced patio and yard-perfect for summer BBQs, kids, pets (with board approval), gardening, or simply enjoying your morning coffee in your own outdoor space.
Location is everything, and this one delivers. You're just minutes from Mount Royal University, Westhills Shopping Centre, Signal Hill, Glenmore Trail, Sarcee Trail, parks, schools, transit, and countless restaurants and amenities, making commuting and everyday errands effortless.
Whether you're a first-time buyer, young family, investor, or simply looking for incredible value in Calgary's southwest, this home checks all the boxes. More space. More privacy. More lifestyle. All at a price that's hard to beat.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326877
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:	961 sq. ft.

Main Level Finished Area:	455 sq. ft.
Upper Level Finished Area:	506 sq. ft.
Condo Fee:	$661.28
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Acreage:	No
Front Exposure:	North
Unit Exposure:	North, South
Entry Level:	1
Stories Total:	2
Levels:	Two
End Unit:	2+ Common Walls
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:	Radiant
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Stucco, Wood Frame

Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Regent Gardens
Community:	Glenbrook
Amenities:	Parking, Snow Removal, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 10'4" × 8'9" ·
Main Floor	Kitchen · 10'3" × 9'1" ·
Main Floor	Living Room · 14'11" × 11'9" ·
2nd Floor	Bedroom · 10'4" × 7' ·
2nd Floor	Bedroom · 9'1" × 7'11" ·

2nd Floor	Bedroom - Primary · 17'7" × 10' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage, Vinyl Windows
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Enclosed, Patio
Lot Features:	Front Yard, Gentle Sloping, Interior Lot, Low Maintenance Landscape, Private, Secluded
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1 d38
Listed Date:	Jul 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/63-3809-45-street-sw-calgary-a2326877/

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