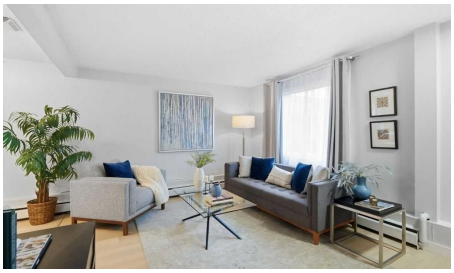
99 3809 45 Street SW

Calgary | Active | MLS® A2349683

$259,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1971**	**959.68 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

INVESTOR OPPORTUNITY | UPDATED 3-BEDROOM HOME | PRIME SW CALGARY LOCATION!!!

Welcome to 99, 3809 45 Street SW - an excellent opportunity for investors, first-time buyers, or buyers looking to secure an affordable property in a convenient southwest Calgary location.

Featuring three bedrooms, one full bathroom, and recent interior upgrades, this property offers an attractive combination of functionality, location, and rental potential.

Recent improvements include fresh paint, brand-new kitchen cabinets, and luxury vinyl plank flooring, providing a clean, modern interior while minimizing the need for immediate cosmetic investment. The open-concept layout maximizes the usable living space and offers a practical configuration for tenants or homeowners alike.

A standout feature is the oversized corner lot location, with only one attached neighbour, providing additional privacy and a desirable outdoor space. The generous corner garden area, conveniently situated beside the parking stall, adds another appealing feature for future occupants.

Location is a major advantage. Within walking distance to Co-op, shopping, restaurants, and everyday amenities, and just minutes from Westhills Towne Centre. The property is also conveniently located near Mount Royal University, a local French school, and French daycare, creating potential appeal for a variety of tenant profiles.

With easy access to public transit and major roadways, this location offers the convenience that renters and homeowners consistently look for.

WHY INVESTORS SHOULD TAKE NOTICE:

Three-bedroom configuration with broad rental appeal

Recent cosmetic upgrades reduce immediate renovation requirements

Functional open-concept floor plan

Corner lot with additional outdoor space and privacy

Convenient access to shopping, schools, Mount Royal University, and transit

Opportunity to secure a property in an established southwest Calgary community

Whether you're expanding your rental portfolio, entering the investment market, or looking for an affordable property with long-term potential, this is an opportunity worth exploring.

Come and see the potential for yourself!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349683
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:	959.68 sq. ft.
Main Level Finished Area:	449.66 sq. ft.
Upper Level Finished Area:	510.02 sq. ft.
Condo Fee:	$661.28
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	Northwest
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, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Lot, Paved, Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room

Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Regent Gardens
Community:	Glenbrook
Amenities:	None
Appliances:	Dryer, Electric Oven, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 10' × 9'7" ·
Main Floor	Kitchen · 9' × 6'1" ·
Main Floor	Laundry · 8'2" × 3'4" ·
Main Floor	Living Room · 15'1" × 12'1" ·
Upper Level	Bedroom - Primary · 12'8" × 10'4" ·
Upper Level	Bedroom · 8'8" × 8'7" ·
Upper Level	Bedroom · 11'11" × 11'7" ·
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
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Corner Lot, Garden, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W

Zoning:	M-C1 d38
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/99-3809-45-street-sw-calgary-a2349683/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.