

Listed By: **Tao Guo**  
**CIR REALTY**  
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**Calgary/Glenbrook**

**#110 3809 45 ST SW**

**\$214,900**

Row

**Style:** 2 Storey  
**Bedrooms:** Above: 3 / Ttl: 3  
**Bathrooms:** Full: 1  
**Rooms Above:** 6  
**Floor Area:** 79 SqM / 850 SF  
**Year Built:** 1971  
**Taxes:** \$1,211 / 2014  
**Possession:** 30 Days NEG



Unbelievable value for first home buyer and investor! Two-storey 3 bed rooms beautiful townhouse Family home in GLENBROOK! Great location: 3 minutes to bus stop and shopping (co-op); 3 minutes walk to Glenbrook Elem; 10 minutes walk to A.E Cross Jr. High school; 10 minutes walk to Signal Hill Shopping center; 10 minutes by bus to LRT, Mt. Royal University and Downtown Core. New and brand new exterior and interior! New Exterior (2012): windows, doors, siding, and fence. Roof replaced in 2003 with 25 years warranty. Brand new interior: bathroom, paint, laminates & carpets flooring. All appliances are 3~4 years new. Also you can enjoy your family time in the brand new professional landscaping yard. NO asbestos in the building! One free plug-in parking lot. Don't miss out this rare opportunity in today's hot market! 10/10!

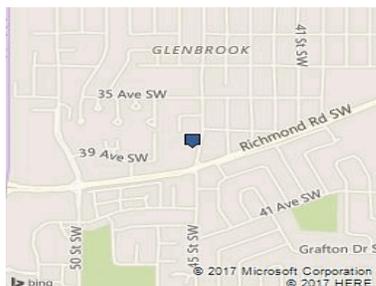


**Goods Included:** Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer

**Features:** No Animal Home, No Smoking Home, Windows - Vinyl

**Parking:** Total: 1 Stall

**Amenities:** Parking-Plug-Ins, Parking-Visitor, Playground



INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED