

**113, 3809 45 Street SW
Calgary, Alberta**

MLS # A2166650



\$325,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	913 sq.ft.	Age:	1971 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Flat, Tar/Gravel	Condo Fee:	\$ 661
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to Regent Gardens – Your Ideal Home Awaits! Step into this stunning corner unit at Regent Gardens, where modern comfort meets exceptional convenience. This spacious residence features two generously-sized bedrooms and a chic open concept living and dining area, perfect for both relaxation and entertaining. A large window in the living room bathes the space in natural light, enhancing its inviting and airy atmosphere. Enjoy the luxury of an expansive yard and a south-facing wooden deck, ideal for outdoor gatherings or quiet moments in the sun. The prime location offers unparalleled convenience with close proximity to Mount Royal University, public transit, top-rated schools, and the bustling West Hills Shopping Centre. Plus, with a beautiful park next door, easy access to the majestic mountains, and just a 15-minute drive to downtown, this home is perfectly positioned for a vibrant lifestyle. Whether you’re a first-time buyer or an astute investor, this property is a fantastic opportunity. Explore the potential of maintaining it as a rental—this gem won’t stay on the market long. Seize the moment and make Regent Gardens your new address today!