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**79, 3809 45 Street SW, Calgary, Alberta - \$260,000**



Main Photo

## Property Description

Affordable Living in a Prime Location! This updated (renovated in 2022) 3-bedroom, 1-bathroom two-storey townhouse offers incredible value under \$260K! Situated in a well-managed, pet-friendly complex, this home stands out with a spacious west facing fenced private yard, perfect for relaxing or entertaining outdoors. Inside, you'll love the renovated kitchen featuring stainless steel appliances, stylish cabinetry, updated countertops, and a subway backsplash. Condo fees include Heat & Water adding even more value. Conveniently located just minutes from Westhills Shopping Centre, including Save-On-Foods, GoodLife Fitness, Cineplex, The Keg, Superstore, Tim Hortons, Mount Royal University and more. Enjoy quick access to Stoney Trail, Sarccee Trail, and downtown. Whether you're a first-time buyer or investor,



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this is one opportunity you don't want to miss!

## REALTOR Referral

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*Courtesy Of: First Place Realty*



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