

\$250,000 - 102, 3518 44 Street Sw, Calgary

MLS® #A2233091

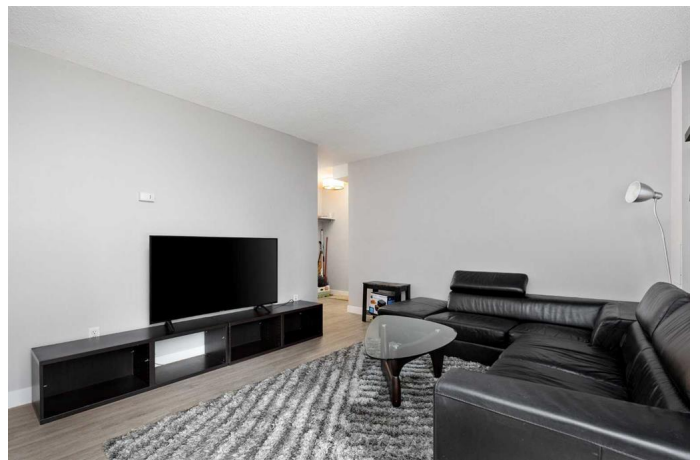
\$250,000

2 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Discover prime urban living in this beautifully updated 2-bedroom apartment, ideally situated in the amenity-rich community of Glenbrook. Just steps from lush green spaces, this 840 sqft apartment with low condo fees offers a spacious, functional layout designed for comfortable living. Enjoy your mornings on the large, private east-facing deck, perfect for sipping coffee or unwinding. Inside, the kitchen boasts modern cabinets and stainless steel appliances, flowing into the generous living room which includes space for a home office. A designated dining area and a large pantry cater to all your entertaining and storage needs. Both bedrooms are well-appointed. The spacious primary bedroom (173 sqft) easily accommodates a king-sized bed and a private workspace. The second bedroom offers views of west-facing green space, ideal for a roommate or growing family. Enjoy the fresh feel of new vinyl flooring throughout and move-in ready carpet. The updated bathroom features floor-to-ceiling tiles, ample counter space and storage, and a roughed-in laundry hook-up. Additional storage can be found in the back entry closet and hallway linen closet. Glenbrook offers unparalleled convenience - you're within walking distance of popular spots like Glenmorgan Bakery, Primal Grounds Cafe, Safeway, Co-op, and Save-On-Foods. Plus, enjoy easy access to Canadian Tire, Glenbrook Park, Signal Hill amenities, and multiple schools (Glenbrook, Calgary Christian High, A.E. Cross). Commuting is a breeze with



a nearby bus stop and the 45 Street LRT Station less than 2 km away. Quick access to Stoney Trail makes mountain getaways or city excursions effortless.Â Incredible value at rare \$0.41 condo fee/sqft for this updated unit in Southwest Calgary!

Built in 1968

Essential Information

MLS® #	A2233091
Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	102, 3518 44 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0Y4

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall, Assigned
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home,
-------------------	---

	Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Electric Oven
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Playground, Private Entrance
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	54
Zoning	M-C1

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

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