

# \$275,000 - 202, 3522 44 Street Sw, Calgary

MLS® #A2191457

**\$275,000**

2 Bedroom, 1.00 Bathroom, 869 sqft  
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Discover this spacious and well-maintained 2-bedroom corner unit, ideally located in the highly desirable Glenbrook neighborhood. Offering a perfect blend of modern updates and affordability, this home is an excellent opportunity for first-time homebuyers or investors looking for great value in a prime location. The updated kitchen features sleek quartz countertops, modern stainless steel appliances, and fresh cabinetry. The bathroom has also been thoughtfully updated, and laminate flooring flows seamlessly throughout the entire unit for a clean, contemporary feel. Both bedrooms are generously sized, with the primary offering a spacious walk-in closet, perfect for all your storage needs. The large living room offers plenty of space to relax or entertain, while in-unit storage offers additional convenience. With lots of natural sunlight streaming through the windows, creating a warm and welcoming atmosphere. Step outside to your private balcony, which overlooks a peaceful courtyard – the perfect spot for enjoying a morning coffee or unwinding after a long day. This home is perfectly located with easy access to public transport, Stoney Trail, and a wide range of local amenities, including shops, restaurants, and schools. Plus, with low condo fees, this property offers exceptional value for those seeking a cost-effective, well-connected living space. Whether you're looking to invest or purchase your first home, this property is a must-see. Don't miss out – schedule



your showing today!

Built in 1968

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2191457      |
| Price          | \$275,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 869           |
| Acres          | 0.00          |
| Year Built     | 1968          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 202, 3522 44 Street Sw |
| Subdivision | Glenbrook              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 3R9                |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Coin Laundry    |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, European Washer/Dryer Combination |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 3  |

## Exterior

Exterior Features Courtyard, Playground

Construction Brick, Concrete, Vinyl Siding, Wood Frame

## Additional Information

Date Listed January 31st, 2025

Days on Market 69

Zoning M-C1

## Listing Details

Listing Office The Real Estate District

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.