

# \$600,000 - 3117 43 Street Sw, Calgary

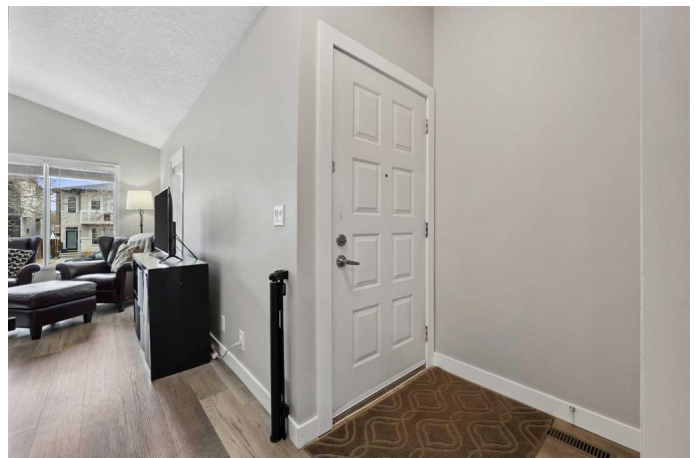
MLS® #A2203961

**\$600,000**

3 Bedroom, 2.00 Bathroom, 1,215 sqft  
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to this beautifully updated 3-bedroom, 1.5-bathroom detached home in the highly desirable community of Glenbrook! Offering a perfect blend of charm and modern convenience, this home is ideal for young families or anyone looking for a well-maintained property in a prime location. Step inside and be greeted by vaulted ceilings in the living room and soak in all the natural light creating a bright and airy atmosphere. The well laid out kitchen features stainless steel appliances as well as a generously sized pantry. Luxury Vinyl Plank flooring was installed in 2021, giving the home a fresh, contemporary feel. An updated 2-piece bathroom completes the main floor. Upstairs features the large primary bedroom with vaulted ceilings which easily accommodates a king-size bed. Next to that is the updated full 4-piece bathroom as well as two additional bedrooms, which are also generously sized. The partially finished basement features durable gym flooring, making it an ideal space for a home gym, playroom, or future development. There's even an opportunity to add another bathroom, increasing the home's value and functionality. Kick back and relax in the maintenance free backyard, but don't worry we didn't forget about the dogs - there is artificial turf for them to do their business on. The oversized, heated double garage (50,000 BTU heater) is a dream for car enthusiasts, DIYers, or anyone needing extra storage. It's large enough to fit a truck while still



having room for a built-in workbench with overhead storageâ€”a rare find! Stay cool during those hot Summer days with central air conditioning! Other updates include: new roof (2017), tankless hot water system (2017), new blinds (2021), a new fence (2018) and a new dishwasher (2024). Location is everything, and this home is just steps from top-rated schools, shopping, banks, and transit. Youâ€™re a 3-minute drive to Safeway, have quick access to Stoney Trail & Sarcee Trail, and are only minutes from Glamorgan Bakeryâ€”home of Calgaryâ€™s best cheese buns! Donâ€™t miss out on this rare opportunity to own a move-in-ready home in one of Calgaryâ€™s most sought-after communities. Book your showing today!

Built in 1979

### Essential Information

MLS® #	A2203961
Price	\$600,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,215
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3117 43 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3E 3N9

### Amenities

Parking Spaces 3  
Parking Double Garage Detached, Heated Garage, Off Street, Oversized  
# of Garages 2

### Interior

Interior Features High Ceilings, Vaulted Ceiling(s)  
Appliances Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Low Maintenance Landscape, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 20th, 2025  
Days on Market 5  
Zoning R-CG

### Listing Details

Listing Office eXp Realty

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