

3117 43 Street SW
Calgary, Alberta

MLS # A2203961



\$600,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,215 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Off Street, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: N/A

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 storage—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. You're a 3-minute

drive to Safeway, have quick access to Stoney Trail & Sarcee Trail, and are only minutes from Glamorgan Bakery—home of Calgary's best cheese buns! Don't miss out on this rare opportunity to own a move-in-ready home in one of Calgary's most sought-after communities. Book your showing today!