

\$1,060,000 - 3108 43 Street Sw, Calgary

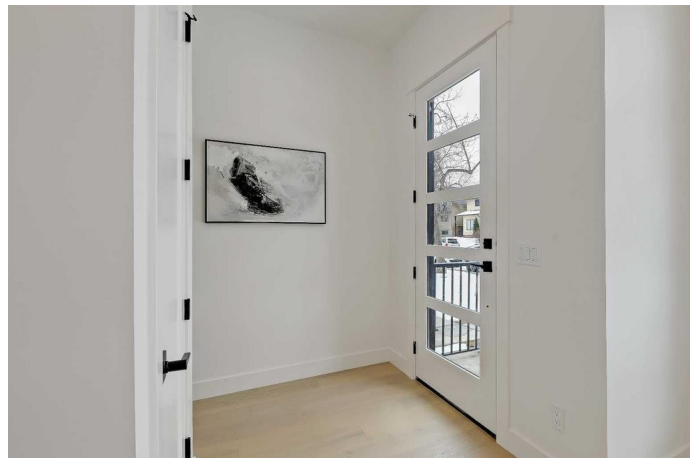
MLS® #A2204317

\$1,060,000

5 Bedroom, 4.00 Bathroom, 1,897 sqft
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Youâ€™ll want to grab this one before itâ€™s gone! This stunning, red brick SEMI-DETACHED home w/ 2-BED SUITE (subject to permits and approvals by the city) in beautiful GLENBROOK is everything your family wants and needs in an upgraded, brand-new infill home. Glenbrook offers you everything you want in an idyllic inner-city neighbourhood â€” quiet, tree-lined streets, kids playing in the parks, walkable amenities and local schools, with quick access to Downtown, shopping, the mountains, and more! Youâ€™re right by the Glenbrook Community Assoc., AE Cross School, the Glenbrook Park Off-Leash Area, Optimist/George Blundun Arenas, and Richmond Road for lots of shopping options! And your spacious home is just as great as the community itâ€™s in! The open-concept main floor features 10-ft ceilings, engineered hardwood flooring, a large foyer with access to the elegant powder room, a dedicated dining room with views of the front yard, and a chef-inspired kitchen with direct/walkthrough access to the rear mudroom â€” perfect for grocery trips! The central kitchen features a large island with a quartz countertop, ceiling-height custom cabinetry, a full-height kitchen tile backsplash, and a lovely stainless steel appliance package with a gas cooktop. The mudroom enjoys built-in cabinetry and direct access to the double detached garage, and is separated from the rear living room, a nice touch for everyday convenience. The living



room centres on an inset gas fireplace with built-in millwork and a large sliding glass door overlooking the backyard. Upstairs, enjoy more living space in the loft area that's perfect for work-from-home w/ a built-in desk! The primary suite features a vaulted ceiling, a large walk-in closet, and an elegant 5-pc ensuite with tile floors, a freestanding soaker tub, dual sinks, a modern vanity with quartz counter, and a walk-in shower with full-height tile surround. There are also two secondary bedrooms, a modern 5-pc bath with dual sinks, and a large laundry room with quartz folding counter and tile floors. Through a private, secure side entrance, you enter the lower level and the 2-bed basement suite (subject to permits and approvals by the city), which features everything a young couple, mother-in-law, or renters need! This contemporary space comes with luxury vinyl plank flooring, a dedicated laundry room, a lovely kitchen with quartz counters and full-height cabinetry, an open living room, two good-sized bedrooms with built-in closets (one being a walk-in), and a fully equipped 4-pc bathroom with tub/shower combo with full-height tile surround. This is the perfect space for a mortgage helper or welcoming in family! Don't hesitate – let's chat about turning this brand-new semi-detached infill into your family's new home today!

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2204317 |
| Price | \$1,060,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,897 |

| | |
|------------|------------------------|
| Acres | 0.07 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3108 43 Street Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 3P1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator |
| Heating | Forced Air |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Composite Siding, Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 25 |
| Zoning | R-CG |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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