

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

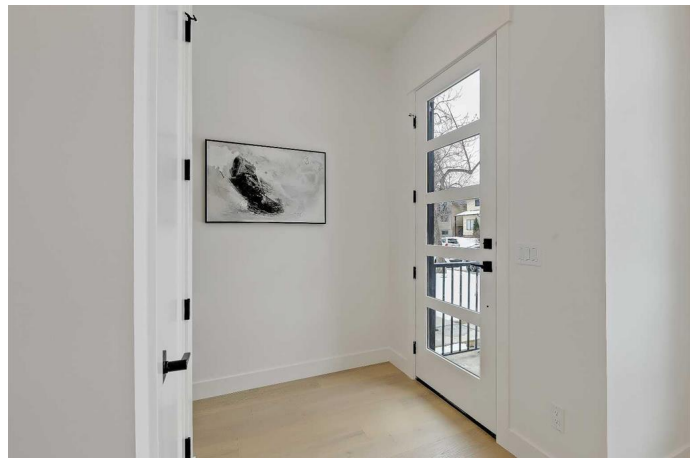
MLS® #A2204317

**\$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**

Date Listed            April 3rd, 2025  
Days on Market       8  
Zoning                 R-CG

## **Listing Details**

Listing Office           RE/MAX House of Real Estate

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.