



GRASSROOTS
REALTY GROUP

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3507 43 Street SW
Calgary, Alberta

MLS # A2222887



\$249,999

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,007 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 452
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

Welcome to this beautifully updated 2-bedroom, 1-bath townhome located in the highly sought-after community of Glenbrook. With thoughtful upgrades throughout, this home offers a perfect blend of comfort, style, and convenience. The main floor features gleaming hardwood floors, a spacious living room, a dedicated dining area, and an upgraded kitchen that's both functional and inviting. Upstairs, you'll find two generous-sized bedrooms and a full bathroom. The basement is partially finished with completed drywall—offering the ideal opportunity to create additional living space, a rec room, or a home office to suit your needs. Whether you're a first-time buyer, downsizer, or investor, this property checks all the boxes. Located close to parks, schools, shopping, and easy transit access, this home is move-in ready with room to grow.