



**GRASSROOTS**  
REALTY GROUP

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**3115 43 Street SW**  
**Calgary, Alberta**

**MLS # A2254184**



**\$675,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,390 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Welcome to Glenbrook — A Home With Heart (and Room to Grow). Forget cookie-cutter. This isn't your run-of-the-mill starter home. With vaulted ceilings, thoughtful updates, and just the right amount of character, this is the kind of space where real life feels easier — and a whole lot more fun. Inside, the main floor is bright, open, and made for multitasking families. The expanded flex room is your choose-your-own-adventure space: home office, playroom, family movie lounge, or the stage for kitchen dance parties while dinner simmers. Upstairs, the primary suite is your grown-up getaway, complete with its own private balcony (hello, evening glass of wine). Two additional bedrooms and a renovated bathroom make the bedtime routine simple and stress-free. The lower level? It's ready to flex with your life too — a 4th bedroom or home office, full bathroom, and laundry area keep things practical, while the sunken bonus space is brimming with potential: home gym, craft room, man cave, or workshop. Step outside and the west-facing backyard seals the deal. Golden-hour evenings, space for kids (or dogs) to run wild, a veggie garden, or even that future garage you've been dreaming about. Tucked into Calgary's beloved Glenbrook, this home keeps you connected to everything that matters — parks, schools, cafés, and the best of inner-city living — without giving up the comfort of community. If you're starting out, starting a family, or just starting to picture what your best life looks like, this is where it begins.