



GRASSROOTS
REALTY GROUP

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2801 43 Street SW
Calgary, Alberta

MLS # A2264225



\$989,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,964 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Alarm System Software is Owned and Transferable

Welcome to 2801 43 Street SW, a pristine 2021 custom build by Royal Model Homes. Set on a quiet, family-friendly street around the corner from a park and playground, this home showcases thoughtful upgrades. The main floor is designed for easy living and entertaining with 9-ft ceilings, premium 20-mil ceramic-finish LVP, Bosch 800 Series appliances, and Hunter Douglas window coverings. The open plan flows from dining to kitchen to living room and out to a low-maintenance west backyard with concrete patio and turf—perfect for sunny afternoons and relaxed evenings. Upstairs, the primary retreat is vaulted to roughly 16 ft with a spa ensuite featuring in-floor heat, steam shower, and an air-jetted two-person tub, plus a walk-in closet. Secondary bedrooms are well sized with custom MDF closet built-ins; there’s an additional 4-pc bath and convenient upper laundry. The developed lower level adds a sleek bar wall with fridge, rec area, 4th bedroom, 4-pc bath, and in-slab hydronic heat. Extras: ceiling speakers on all three levels, sound-insulated rec ceiling and powder room, heated garage, central A/C, 90-U.S.-gal hot water tank, water softener, and under-stairs storage. Move-in ready, stylish, and low maintenance in a prime southwest location.