



**GRASSROOTS**  
REALTY GROUP

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403, 3810 43 Street SW  
Calgary, Alberta

MLS # A2277669



**\$360,000**

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,052 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 622
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: n/a

MOUNTAIN VIEWS, CORNER UNIT, AND TOP-FLOOR LUXURY! Perched above it all in vibrant Glenbrook, this corner condo delivers style, space, and serenity, with only one neighbor and mountain views that steal the show. Step inside to nearly 1,100 sq. ft. of bright, open living featuring a chef-inspired kitchen with granite countertops, raised breakfast bar, and lots of light. The 9-ft ceilings and gas fireplace with a beautiful stonewall feature create a warm inviting atmosphere, while two spacious bedrooms sit on opposite sides for maximum privacy. Enjoy morning coffee or sunset views on your SW facing balcony, and appreciate the everyday conveniences of in-suite laundry and heated underground parking. Freshly painted, vacant, and perfectly located minutes from downtown, MRU, shopping, and Stoney Trail, this is the low-maintenance lifestyle you've been waiting for! SOME PHOTOS ARE VIRTUALLY STAGED.