



3737 43 Street SW
Calgary, Alberta

MLS # A2303214



\$839,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,819 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Walk-In Closet(s)		

Inclusions: All window coverings

OPEN HOUSE SAT APRIL 25th & SUN 26th 12-2:00PM | Welcome to this stunning semi-detached home on a quiet, tree-lined street in sought-after Glenbrook. Impeccably maintained and truly move-in ready, it offers standout curb appeal and a stylish front facade. Inside, the main level features 10-foot ceilings and oversized front-facing windows that flood the home with natural light from morning through afternoon. The showpiece kitchen is anchored by a large, two-tier quartz island with seating—ideal for everyday living and entertaining. Enjoy an upgraded stainless steel appliance package, including a gas range and oven with warming drawer, elegant hood fan, French-door fridge with exterior water, and built-in microwave and dishwasher. The bright dining area overlooks the leafy street and comfortably fits an 8-person table. At the back of the home, the cozy living room centers around a gas fireplace, with French doors opening to the deck for seamless indoor/outdoor living. The west-facing backyard and deck soak up sun all afternoon, making it the perfect summer hangout. The deck offers space for multiple seating zones and includes a gas line for your BBQ. A discreet main-floor powder room is tucked off the mudroom, which features smart storage and custom coat hooks. Upstairs, you’ll find 9-foot ceilings, three bedrooms, and a spacious primary retreat with a spa-inspired ensuite featuring a skylight, dual sinks, a large tiled glass shower, and a freestanding soaker tub—plus a generous walk-in closet and an oversized window. Two additional bedrooms share a well-appointed full bathroom, and the dedicated laundry room provides extra space for storage and drying. The basement is fresh and unspoiled—ready for a home gym, games room, or future development. Complete with a double detached garage, full blinds

package, and a recent A/C unit, this home checks every box. Enjoy an exceptional inner-city location close to amenities, schools, and downtown.