



3332 43 Street SW
Calgary, Alberta

MLS # A2303760



\$789,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,591 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Low Maintenance Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, French Door, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Storage Rack in Garage and Utility Room, Tire Rack in Garage

****OPEN HOUSE SATURDAY APRIL 25 12-2pm.**** Tired of seeing the same infill over and over again? This might be the one for you! Offering nearly 2,400 square feet of thoughtfully designed living space across three levels, this 4-bedroom, 3.5-bathroom home blends charm with modern upgrades that make it truly move-in ready. Step through the welcoming covered front entry and into a bright, open main floor where freshly refinished hardwood floors are the standout feature. The heart of the home is an open-concept kitchen, dining, and living area flooded with natural light and a 3 sided fireplace dividing the dining and living area. The kitchen features white cabinetry, dark quartz countertops, subway tile backsplash, an extended counter area with breakfast bar seating, stainless steel appliances and a good size corner pantry. The adjacent dining area easily accommodates a large family table, while the spacious living room offers glass block windows for added natural light without sacrificing privacy, and room for everyone to gather. The main floor also features a powder room and laundry area with a newer washer/dryer (2024). Upstairs, the primary suite is a true retreat with french doors, a bold designer accent wall, generous walk in closet space, and a private ensuite that was completely renovated in May 2025 with a double vanity and a glass-enclosed shower and new window. Two additional well-sized bedrooms both with ample closet space, large windows and a shared 4 piece bath complete the upper level. The fully finished basement doesn't feel like a basement with large windows looking out to the backyard. The basement adds valuable living space with a fourth bedroom and an additional full bathroom, perfect for guests, teenagers, or a home office setup. There is additional storage in the utility room and under the stairs. Outside, enjoy a private, fully fenced

east facing backyard with low maintenance turf (August 2020), a newer composite deck with modern black railing (October 2020), ideal for summer entertaining. The deck is accessible directly from the main floor and offers views of the neighbourhood. Fresh paint throughout the home, refinished hardwood floors, and a welcoming curb appeal with a charming covered front porch and upper balcony make this infill stand out amongst the rest. All of this in Glenbrook, one of Calgary's most family-friendly inner-west communities. Just minutes to the Glenbrook Community Association, 20 minute walk to the c-train, and close proximity to schools, parks, Westbrook Mall, and with quick access to downtown and the mountains this home is not to be missed!