

\$974,995 - 3731 43 Street Sw, Calgary

MLS® #A2223641

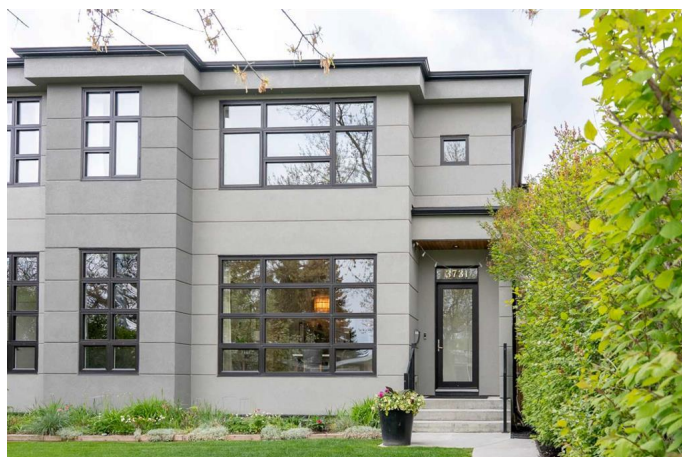
\$974,995

4 Bedroom, 4.00 Bathroom, 1,796 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Step into this stunning, professionally designed and decorated semi-detached home in the heart of Glenbrook. With over 2,500 sq. ft. of beautifully crafted living space, this 4 bedroom, 3.5 bathroom residence blends luxury, functionality, and comfort. The open concept main floor features a central kitchen anchored by a striking honed Arabescato Marble island, custom Rockpoint cabinetry, and high-end appliances ideal for entertaining or everyday living. Wide plank Oiled Oak engineered hardwood flows seamlessly across the main and upper levels, while plush wool carpet on the stairs adds a touch of warmth and elegance. The living room is a cozy yet refined retreat with built-in shelving, a gas fireplace, and French sliding doors that open to a private west facing backyard oasis complete with a deck and stone patio, perfect for sunset gatherings. Upstairs, you'll find three spacious bedrooms including a serene primary suite with a spa-like ensuite featuring a freestanding soaker tub, glass enclosed shower, heated floors, and a dual sink vanity with more custom cabinetry. The fully finished basement includes a stylish wet bar, a spacious rec room with a hidden storage area concealed behind a secret door, and a guest bedroom with a cheater ensuite perfect for visitors or a growing family. A detached, insulated, and heated double garage (with rough-in for EV charging) completes this exceptional home. Located in a desirable neighborhood close to parks, schools, and



amenities, this home offers upscale living in one of Calgary's most sought after communities.

Built in 2015

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2223641 |
| Price | \$974,995 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,796 |
| Acres | 0.07 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3731 43 Street Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E3P7 |

Amenities

| | |
|----------------|---------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, WaterSense Fixture(s) |
|-------------------|---|

| | |
|-----------------|---|
| Appliances | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 28th, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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