

# \$1,060,000 - 3106 43 Street Sw, Calgary

MLS® #A2238051

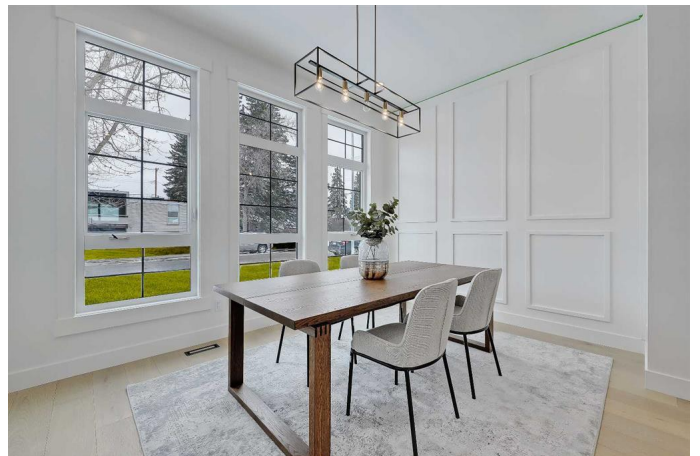
**\$1,060,000**

5 Bedroom, 4.00 Bathroom, 1,909 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

\*\*\* OPEN HOUSE - SUNDAY, SEPT. 7, 1PM - 3PM \*\*\* Youâ€™ll want to grab this one before itâ€™s gone! This stunning, red brick SEMI-DETACHED home w/ 2-BED SUITE (subject to permits and approvals by the city) in beautiful GLENBROOK is everything your family wants and needs in an upgraded, brand-new infill home. Glenbrook offers you everything you want in an idyllic inner-city neighbourhood â€“ quiet, tree-lined streets, kids playing in the parks, walkable amenities and local schools, with quick access to Downtown, shopping, the mountains, and more! Youâ€™re right by the Glenbrook Community Assoc., AE Cross School, the Glenbrook Park Off-Leash Area, Optimist/George Blundun Arenas, and Richmond Road for lots of shopping options! And your spacious home is just as great as the community itâ€™s in! The open-concept main floor features 10-ft ceilings, engineered hardwood flooring, a large foyer with access to the elegant powder room, a dedicated dining room with views of the front yard, and a chef-inspired kitchen with direct/walkthrough access to the rear mudroom â€“ perfect for grocery trips! The central kitchen features a large island with a quartz countertop, ceiling-height custom cabinetry, a full-height kitchen tile backsplash, and a lovely stainless steel appliance package with a gas cooktop. The mudroom enjoys built-in cabinetry and direct access to the double detached garage, and is separated from the rear living room, a nice



touch for everyday convenience. The living room centres on an inset gas fireplace with built-in millwork and a large sliding glass door overlooking the backyard. Upstairs, enjoy more living space in the loft area thatâ€™s perfect for work-from-home w/ a built-in desk! The primary suite features a vaulted ceiling, a large walk-in closet, and an elegant 5-pc ensuite with tile floors, a freestanding soaker tub, dual sinks, a modern vanity with quartz counter, and a walk-in shower with full-height tile surround. There are also two secondary bedrooms, a modern 5-pc bath with dual sinks, and a large laundry room with quartz folding counter and tile floors. Through a private, secure side entrance, you enter the lower level and the 2-bed basement suite (subject to permits and approvals by the city), which features everything a young couple, mother-in-law, or renters need! This contemporary space comes with luxury vinyl plank flooring, a dedicated laundry room, a lovely kitchen with quartz counters and full-height cabinetry, an open living room, two good-sized bedrooms with built-in closets (one being a walk-in), and a fully equipped 4-pc bathroom with tub/shower combo with full-height tile surround. This is the perfect space for a mortgage helper or welcoming in family! Donâ€™t hesitate â€“ letâ€™s chat about turning this brand-new semi-detached infill into your familyâ€™s new home today!

Built in 2025

**Essential Information**

MLS® #	A2238051
Price	\$1,060,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,909
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	3106 43 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3P1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Built-In Oven, Gas Cooktop
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Concrete, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 8th, 2025

Days on Market            56

Zoning                        R-CG

### **Listing Details**

Listing Office               RE/MAX House of Real Estate

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