

# \$274,999 - 3507 43 Street Sw, Calgary

MLS® #A2222887

**\$274,999**

2 Bedroom, 1.00 Bathroom, 1,007 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to this beautifully updated 2-bedroom, 1-bath townhome located in the highly sought-after community of Glenbrook. With thoughtful upgrades throughout, this home offers a perfect blend of comfort, style, and convenience.

The main floor features gleaming hardwood floors, a spacious living room, a dedicated dining area, and an upgraded kitchen that's both functional and inviting. Upstairs, you'll find two generous-sized bedrooms and a full bathroom.

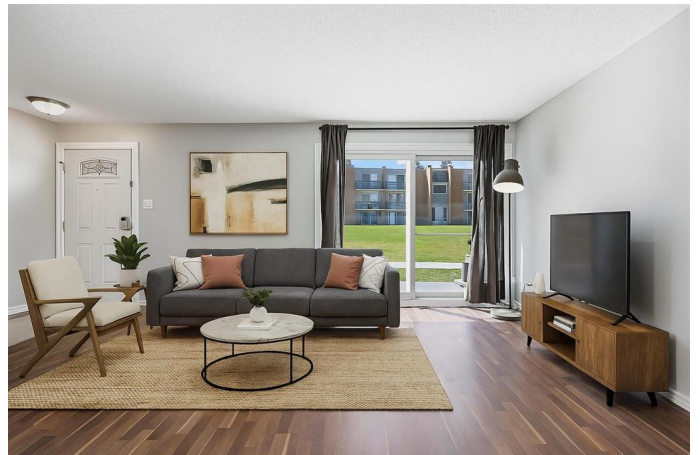
The basement is partially finished with completed drywall—offering the ideal opportunity to create additional living space, a rec room, or a home office to suit your needs.

Whether you're a first-time buyer, downsizer, or investor, this property checks all the boxes. Located close to parks, schools, shopping, and easy transit access, this home is move-in ready with room to grow.

Built in 1968

## Essential Information

MLS® #	A2222887
Price	\$274,999
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,007
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3507 43 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3P4

### Amenities

Amenities	Park, Parking
Parking Spaces	1
Parking	Assigned, Stall
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	94
Zoning	M-C1

### **Listing Details**

Listing Office	The Real Estate District
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