

\$949,900 - 3131 43 Street Sw, Calgary

MLS® #A2242910

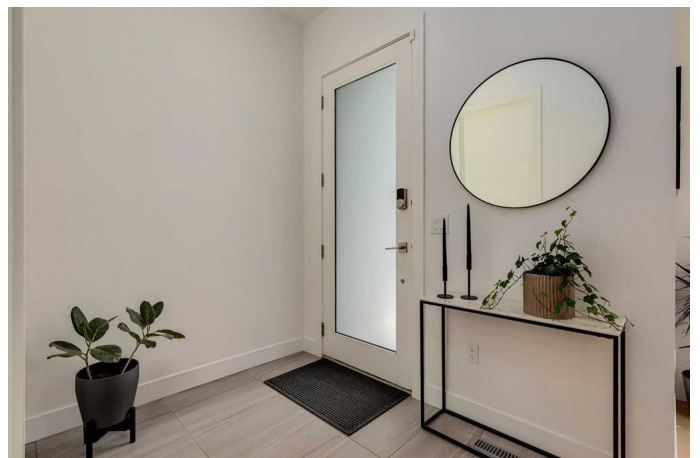
\$949,900

4 Bedroom, 4.00 Bathroom, 1,888 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to an exceptional infill, where exquisite craftsmanship and meticulous design converge to create over 2,500 sq. ft. of unparalleled living space. This stunning home is a true testament to sophisticated living, designed for entertaining, offering an array of custom details and thoughtful upgrades throughout. Step inside and be greeted by soaring 10-foot ceilings and expansive, picturesque windows that bathe the main living areas in natural light, fostering a seamless flow. The gourmet kitchen, a culinary enthusiast's dream and is perfectly designed for hosting and entertaining with its timeless two-toned cabinetry, full tile backsplash, upgraded lighting, wall tiles, quartz counters, 14' island, and a chef-inspired appliance package. Find yourself enjoying your morning coffee in the spacious living room featuring an eye-catching, fully tiled gas fireplace, plenty of custom built-in storage, and an oversized window looking onto the beautifully landscaped west backyard. The level is complete with a 2-piece powder room and a large mudroom with a built-in bench. Ascend the custom open-riser staircase to the sun-drenched upper level, where the lavish primary wing awaits. This private retreat boasts vaulted ceilings, a spa-inspired ensuite with a luxurious full tiled shower, and in-floor



heating, floating vanity, dual sinks, freestanding soaker tub, and a generously sized walk-in wardrobe with custom built-ins. Two additional spacious guest rooms share a beautifully appointed full bathroom, while an incredible private laundry room completes this level. The inviting lower level offers 9-foot ceilings, providing a bright and airy ambiance. Enjoy a nightcap at the wet bar or immerse yourself in a movie with the built-in speakers. A guest bedroom equipped with a large walk-in closet, along with ample storage and an upgraded 4pc bathroom, enhances the functionality of this level. Additional upgrades include: A/C, water softener, insulated double garage, custom blinds, and much more! Located on a tranquil tree-lined street, this property offers unparalleled convenience. Enjoy easy access to community amenities, schools, parks, and playgrounds. Downtown is just minutes away, providing the perfect balance of serenity and urban connectivity. This stunning infill truly has it all!

Built in 2019

Essential Information

MLS® #	A2242910
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,888
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status	Active
--------	--------

Community Information

Address	3131 43 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3N9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
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, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	34
Zoning	R-CG

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.