# \$924,500 - 3731 43 Street Sw, Calgary

MLS® #A2255819

### \$924,500

4 Bedroom, 4.00 Bathroom, 1,796 sqft Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Discover this beautifully curated semi-detached home in the vibrant community of Glenbrook. Offering more than 2,500 sq. ft. of thoughtfully designed living space, this 4 bedroom, 3.5 bathroom residence combines modern elegance with everyday functionality. The main floor showcases an open-concept layout centered around a showstopping honed Arabescato Marble island, complemented by custom Rockpoint cabinetry and premium appliances a dream setup for both entertainers and home chefs. Wide plank Oiled Oak engineered hardwood flows throughout the main and upper levels, while wool carpeting on the stairs adds warmth and sophistication. In the living room, built-in shelving and a gas fireplace create a welcoming focal point, while French sliding doors extend the space to a private west-facing backyard with a deck and stone patio ideal for hosting sunset gatherings. Upstairs, the primary suite is a true retreat with a spa-inspired ensuite featuring heated floors, a freestanding soaker tub, glass enclosed shower, dual vanity, and custom cabinetry. Two additional bedrooms, a functional laundry room and a full bath complete the upper level. The fully finished basement offers even more living space with a sleek wet bar, a large rec room with hidden storage cleverly tucked behind a secret door, plus a guest bedroom with a cheater ensuite. Rounding out this home is an insulated, and heated double detached garage with rough-in for EV charging. Perfectly positioned near parks,







schools, and everyday conveniences, this property delivers upscale living in one of Calgary's most desirable neighbourhoods.

## Built in 2015

#### **Essential Information**

MLS® # A2255819 Price \$924,500

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, Storage, Sump Pump(s), Walk-In Closet(s),

WaterSense Fixture(s), Wet Bar, Skylight(s)

Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Range

Hood, Refrigerator, Washer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement 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 September 12th, 2025

Days on Market 47

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX First

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