

# \$649,900 - 3115 43 Street Sw, Calgary

MLS® #A2254184

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,390 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

OPEN HOUSE SAT OCT 4th 2:30-4:30 PM.

Welcome to Glenbrook – A Home With Heart (and Room to Grow).

Forget cookie-cutter. This isn't your run-of-the-mill starter home. With vaulted ceilings, thoughtful updates, and just the right amount of character, this is the kind of space where real life feels easier – and a whole lot more fun.

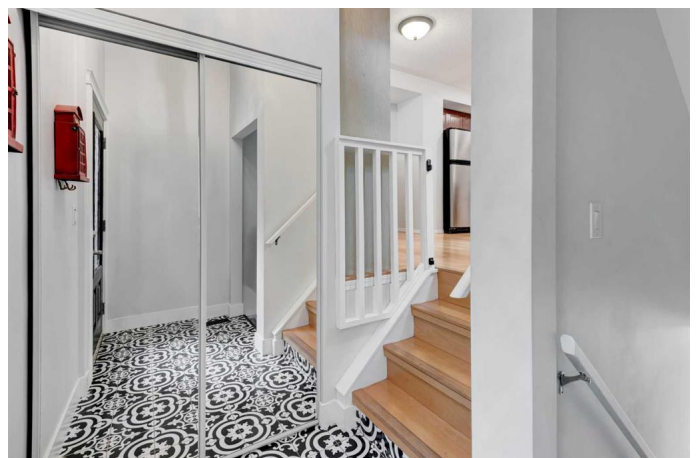
Inside, the main floor is bright, open, and made for multitasking families. The expanded flex room is your choose-your-own-adventure space: home office, playroom, family movie lounge, or the stage for kitchen dance parties while dinner simmers.

Upstairs, the primary suite is your grown-up getaway, complete with its own private balcony (hello, evening glass of wine). Two additional bedrooms and a renovated bathroom make the bedtime routine simple and stress-free.

The lower level? It's ready to flex with your life too – a 4th bedroom or home office, full bathroom, and laundry area keep things practical, while the sunken bonus space is brimming with potential: home gym, craft room, man cave, or workshop.

Step outside and the west-facing backyard seals the deal. Golden-hour evenings, space for kids (or dogs) to run wild, a veggie garden, or even that future garage you've been dreaming about.

Tucked into Calgary's beloved Glenbrook, this home keeps you connected to everything that matters – parks, schools, cafés, and



the best of inner-city living â€” without giving up the comfort of community.  
If youâ€™re starting out, starting a family, or just starting to picture what your best life looks like, this is where it begins.

Built in 1979

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254184    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,390       |
| Acres          | 0.07        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3115 43 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E3N9            |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |

|              |                |
|--------------|----------------|
| Heating      | Forced Air     |
| Cooling      | Central Air    |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot       |
| Roof              | Asphalt Shingle                             |
| Construction      | Stucco, Wood Frame, Composite Siding, Stone |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 42                  |
| Zoning         | R-CG                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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