

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

MLS® #A2254184

\$649,900

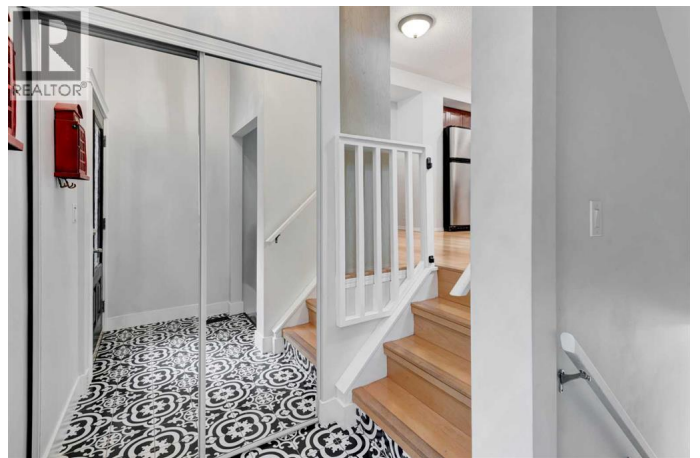
4 Bedroom, 3.00 Bathroom, 1,390 sqft

Single Family 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 – without giving up the comfort of community. If you're starting out, starting a family, or just



starting to picture what your best life looks like,
this is where it begins. (id:6289)

Built in 1979

Essential Information

Listing #	A2254184
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,390
Acres	0.07
Year Built	1979
Type	Single Family
Sub-Type	Freehold

Community Information

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

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	2
Parking	Other

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Composite Siding, Stone, Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

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