

# \$974,995 - 3731 43 Street Sw, Calgary

MLS® #A2223641

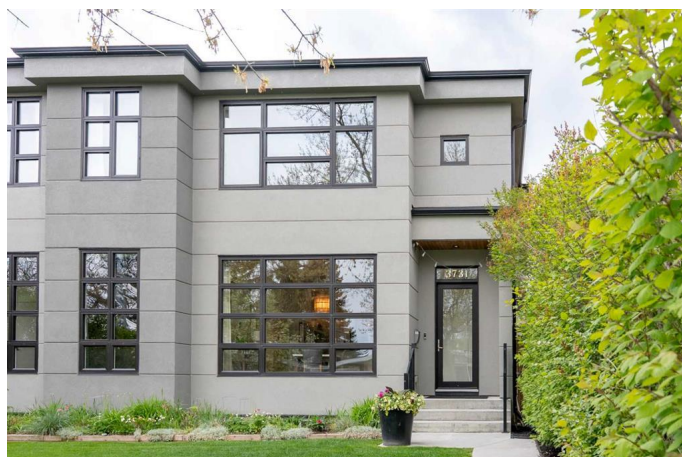
**\$974,995**

4 Bedroom, 4.00 Bathroom, 1,796 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Step into this stunning, professionally designed and decorated semi-detached home in the heart of Glenbrook. With over 2,500 sq. ft. of beautifully crafted living space, this 4 bedroom, 3.5 bathroom residence blends luxury, functionality, and comfort. The open concept main floor features a central kitchen anchored by a striking honed Arabescato Marble island, custom Rockpoint cabinetry, and high-end appliances ideal for entertaining or everyday living. Wide plank Oiled Oak engineered hardwood flows seamlessly across the main and upper levels, while plush wool carpet on the stairs adds a touch of warmth and elegance. The living room is a cozy yet refined retreat with built-in shelving, a gas fireplace, and French sliding doors that open to a private west facing backyard oasis complete with a deck and stone patio, perfect for sunset gatherings. Upstairs, you'll find three spacious bedrooms including a serene primary suite with a spa-like ensuite featuring a freestanding soaker tub, glass enclosed shower, heated floors, and a dual sink vanity with more custom cabinetry. The fully finished basement includes a stylish wet bar, a spacious rec room with a hidden storage area concealed behind a secret door, and a guest bedroom with a cheater ensuite perfect for visitors or a growing family. A detached, insulated, and heated double garage (with rough-in for EV charging) completes this exceptional home. Located in a desirable neighborhood close to parks, schools, and



amenities, this home offers upscale living in one of Calgary's most sought after communities.

Built in 2015

### Essential Information

MLS® #	A2223641
Price	\$974,995
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, Skylight(s), Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, WaterSense Fixture(s)
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Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
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, City Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Street Lighting, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	20
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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