

# \$1,060,000 - 3106 43 Street Sw, Calgary

MLS® #A2238051

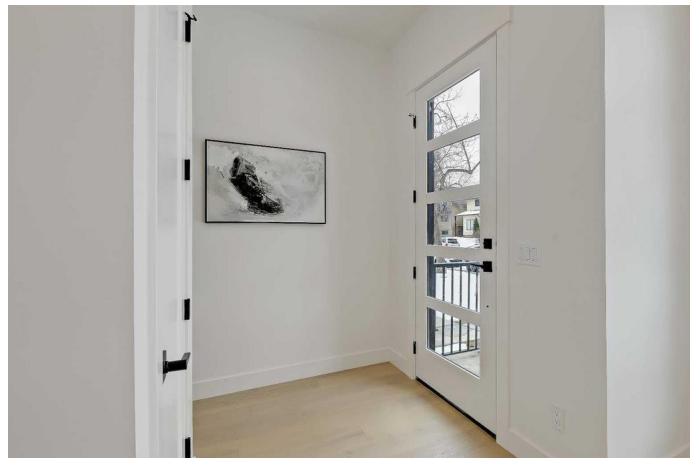
**\$1,060,000**

5 Bedroom, 4.00 Bathroom, 1,909 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Youâ€™™ll want to grab this one before itâ€™™s gone! This stunning, red brick SEMI-DETACHED home w/ 2-BED SUITE (subject to permits and approvals by the city) in beautiful GLENBROOK is everything your family wants and needs in an upgraded, brand-new infill home. Glenbrook offers you everything you want in an idyllic inner-city neighbourhood â€“ quiet, tree-lined streets, kids playing in the parks, walkable amenities and local schools, with quick access to Downtown, shopping, the mountains, and more! Youâ€™™re right by the Glenbrook Community Assoc., AE Cross School, the Glenbrook Park Off-Leash Area, Optimist/George Blundun Arenas, and Richmond Road for lots of shopping options! And your spacious home is just as great as the community itâ€™™s in! The open-concept main floor features 10-ft ceilings, engineered hardwood flooring, a large foyer with access to the elegant powder room, a dedicated dining room with views of the front yard, and a chef-inspired kitchen with direct/walkthrough access to the rear mudroom â€“ perfect for grocery trips! The central kitchen features a large island with a quartz countertop, ceiling-height custom cabinetry, a full-height kitchen tile backsplash, and a lovely stainless steel appliance package with a gas cooktop. The mudroom enjoys built-in cabinetry and direct access to the double detached garage, and is separated from the rear living room, a nice touch for everyday convenience. The living



room centres on an inset gas fireplace with built-in millwork and a large sliding glass door overlooking the backyard. Upstairs, enjoy more living space in the loft area that’s perfect for work-from-home w/ a built-in desk! The primary suite features a vaulted ceiling, a large walk-in closet, and an elegant 5-pc ensuite with tile floors, a freestanding soaker tub, dual sinks, a modern vanity with quartz counter, and a walk-in shower with full-height tile surround. There are also two secondary bedrooms, a modern 5-pc bath with dual sinks, and a large laundry room with quartz folding counter and tile floors. Through a private, secure side entrance, you enter the lower level and the 2-bed basement suite (subject to permits and approvals by the city), which features everything a young couple, mother-in-law, or renters need! This contemporary space comes with luxury vinyl plank flooring, a dedicated laundry room, a lovely kitchen with quartz counters and full-height cabinetry, an open living room, two good-sized bedrooms with built-in closets (one being a walk-in), and a fully equipped 4-pc bathroom with tub/shower combo with full-height tile surround. This is the perfect space for a mortgage helper or welcoming in family! Don’t hesitate – let’s chat about turning this brand-new semi-detached infill into your family’s new home today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238051    |
| Price          | \$1,060,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,909       |

|            |                        |
|------------|------------------------|
| Acres      | 0.07                   |
| Year Built | 2025                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3106 43 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3P1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Built-In Oven, Gas Cooktop                                         |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Rough-In                                                                                                                   |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas                                                                                                                        |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full, Suite                                                                                                      |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                        |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Brick, Composite Siding, Concrete, Wood Frame                     |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 26             |
| Zoning         | R-CG           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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