

# \$274,999 - 3507 43 Street Sw, Calgary

MLS® #A2222887

**\$274,999**

2 Bedroom, 1.00 Bathroom, 1,007 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to this beautifully updated 2-bedroom, 1-bath townhome located in the highly sought-after community of Glenbrook. With thoughtful upgrades throughout, this home offers a perfect blend of comfort, style, and convenience.

The main floor features gleaming hardwood floors, a spacious living room, a dedicated dining area, and an upgraded kitchen that's both functional and inviting. Upstairs, you'll find two generous-sized bedrooms and a full bathroom.

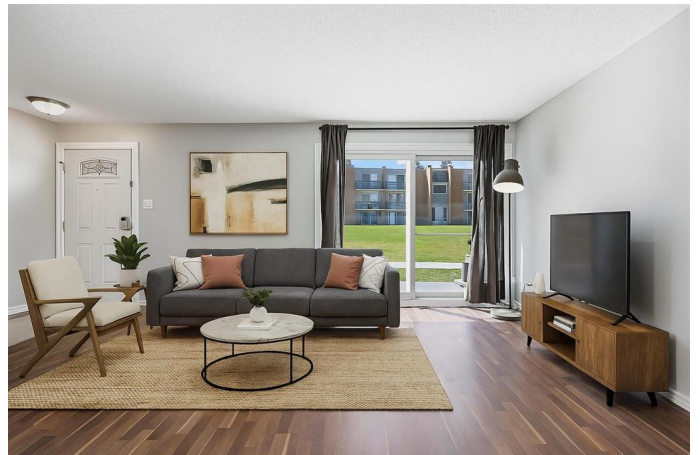
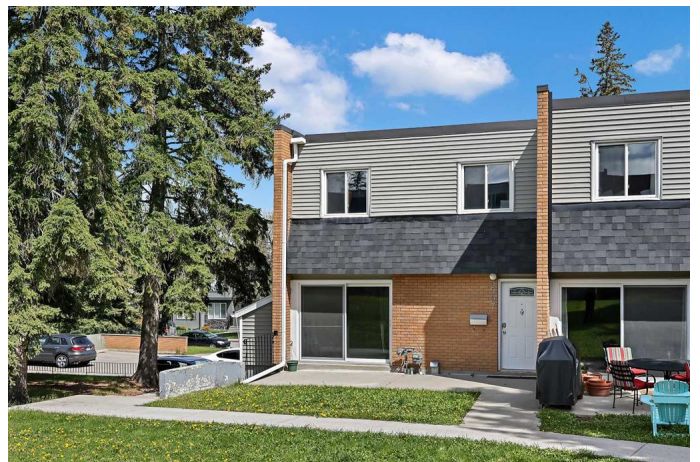
The basement is partially finished with completed drywall—offering the ideal opportunity to create additional living space, a rec room, or a home office to suit your needs.

Whether you're a first-time buyer, downsizer, or investor, this property checks all the boxes. Located close to parks, schools, shopping, and easy transit access, this home is move-in ready with room to grow.

Built in 1968

## Essential Information

MLS® #	A2222887
Price	\$274,999
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,007
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3507 43 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3P4

### Amenities

Amenities	Park, Parking
Parking Spaces	1
Parking	Assigned, Stall
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	96
Zoning	M-C1

### **Listing Details**

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.