

# \$249,999 - 3507 43 Street Sw, Calgary

MLS® #A2222887

**\$249,999**

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.

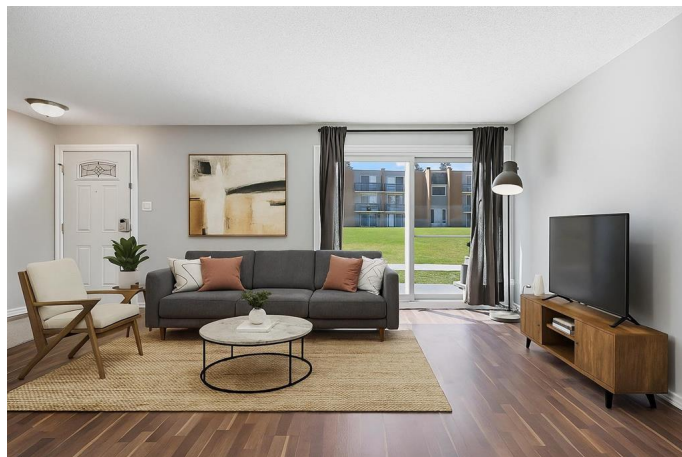
The basement is partially finished with completed drywall offering the ideal opportunity to create additional living space, a rec room, or a home office to suit your needs.

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     | \$249,999 |
| 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        | Stall, Assigned |
| # 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 | 115            |
| Zoning         | M-C1           |

### **Listing Details**

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

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