

\$899,900 - 3731 43 Street Sw, Calgary

MLS® #A2267991

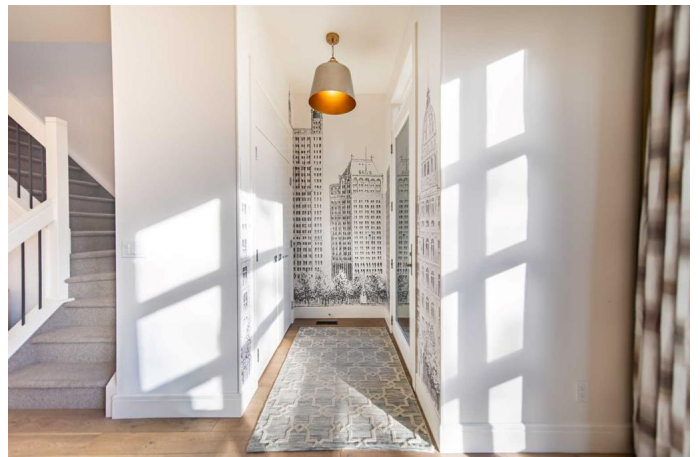
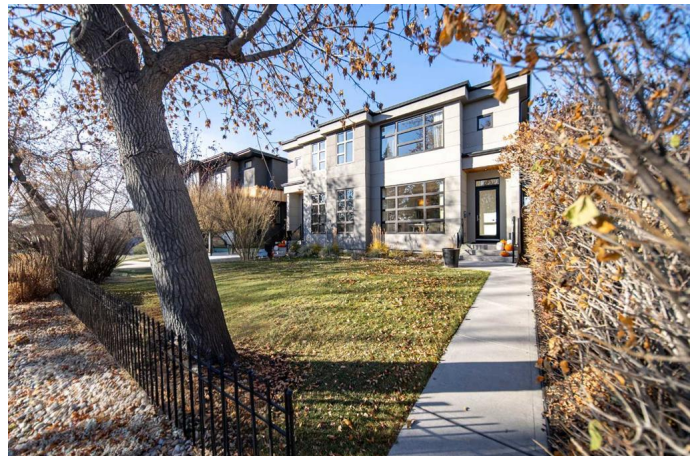
\$899,900

4 Bedroom, 4.00 Bathroom, 1,796 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Discover this beautifully curated semi-detached home in the vibrant community of Glenbrook. Offering more than 2,500 sq. ft. of thoughtfully designed living space, this 4 bedroom, 3.5 bathroom residence combines modern elegance with everyday functionality. The main floor showcases an open-concept layout centered around a showstopping honed Arabescato Marble island, complemented by custom Rockpoint cabinetry and premium appliances a dream setup for both entertainers and home chefs. Wide plank Oiled Oak engineered hardwood flows throughout the main and upper levels, while wool carpeting on the stairs adds warmth and sophistication. In the living room, built-in shelving and a gas fireplace create a welcoming focal point, while French sliding doors extend the space to a private west-facing backyard with a deck and stone patio ideal for hosting sunset gatherings. Upstairs, the primary suite is a true retreat with a spa-inspired ensuite featuring heated floors, a freestanding soaker tub, glass enclosed shower, dual vanity, and custom cabinetry. Two additional bedrooms, a functional laundry room and a full bath complete the upper level. The fully finished basement offers even more living space with a sleek wet bar, a large rec room with hidden storage cleverly tucked behind a secret door, plus a guest bedroom with a cheater ensuite. Rounding out this home is an insulated, and heated double detached garage with rough-in for EV charging. Perfectly positioned near parks,



schools, and everyday conveniences, this property delivers upscale living in one of Calgary's most desirable neighbourhoods.

Built in 2015

Essential Information

MLS® #	A2267991
Price	\$899,900
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)
-------------------	---

Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.