

# \$300,000 - 3507 43 Street Sw, Calgary

MLS® #A2222887

**\$300,000**

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.

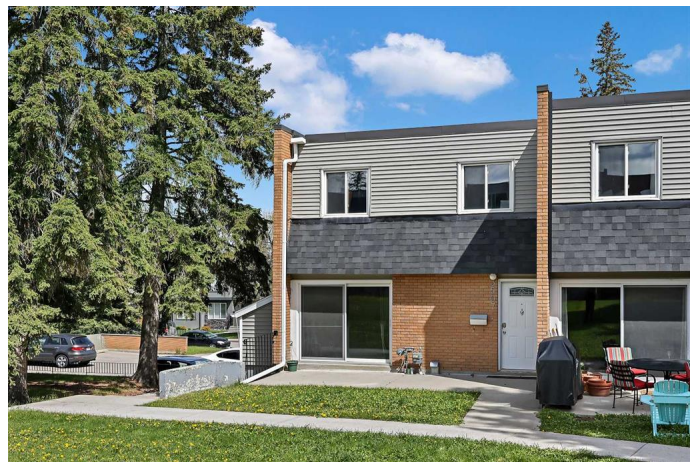
The basement is partially finished with completed drywall offering the ideal opportunity to create additional living space, a rec room, or a home office to suit your needs.

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     | \$300,000 |
| 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 | 67             |
| Zoning         | M-C1           |

### **Listing Details**

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

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.