

**3536 43 Street SW**  
**Calgary, Alberta**

**MLS # A2294165**



**\$999,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,921 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully finished semi-detached infill in Glenbrook, offering a perfect blend of modern design, functional layout, and income potential. Featuring a city-approved 2-bedroom legal basement suite with private entrance, this home is ideal for homeowners seeking flexibility or investors looking for added value. The main floor showcases a bright and open layout with a front dining area surrounded by large windows, filling the space with natural light. The central kitchen is thoughtfully designed with ceiling-height cabinetry, quartz countertops, a large island with seating, and modern lighting. A standout feature is the glassed-in office with a built-in workstation, perfect for working from home or a quiet study space. At the rear, the living room features a sleek fireplace with built-in shelving and oversized windows overlooking the backyard. A convenient mudroom with built-in storage connects to the yard, offering a practical everyday entry. Upstairs, the spacious primary suite features vaulted ceilings, a walk-in closet, and a spa-inspired ensuite complete with dual sinks, glass shower, and freestanding tub. Two additional bedrooms, a full bathroom, a dedicated laundry room with sink, and a versatile bonus room perfect for a flex space for the kids or additional office space complete the upper level. The legal basement suite offers its own private entrance, full kitchen with quartz counters and stainless steel appliances, separate laundry area, a 4-piece bath, and two well-sized bedrooms, including one with a walk-in closet—perfect for extended family or rental use. Outside, enjoy a fenced backyard, concrete patio, and double detached garage with alley access. Located in the heart of Glenbrook, this home is close to schools, parks, shopping, and amenities, including Westhills and Signal Hill. Easy access to Sarcee Trail and Glenmore Trail makes

commuting convenient. \*\*Photos from show suite; finishes may vary.\*\*