

2835 43 Street SW
Calgary, Alberta

MLS # A2343887



\$800,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Storage		

Inclusions: N/A

Set on a prominent corner lot in the established community of Glenbrook, this updated bungalow offers immediate comfort along with excellent future redevelopment potential. The bright and functional main floor provides 1,055 sq. ft. of living space with three bedrooms, a spacious living room with cozy fireplace, dining area and renovated kitchen featuring granite countertops, custom cabinetry and stainless steel appliances. Refinished hardwood flooring, updated lighting and a modern five-piece bathroom add to the home's move-in-ready appeal. The fully developed basement offers an additional 989 sq. ft. with a fourth bedroom, four-piece bathroom, generous family and recreation rooms and a large laundry area. Extensive improvements completed over time include updated bathrooms, plumbing and lighting fixtures, furnace, hot water tank, roof, soffits, fascia, exterior doors, fencing and landscaping. Outside, enjoy a large, private yard with mature trees, a patio, back-lane access and an attached single garage. Live in or rent out this well-maintained home while considering the longer-term possibilities offered by its desirable corner-lot setting in a fabulous community.