

# \$434,900 - 412, 3810 43 Street Sw, Calgary

MLS® #A2221979

**\$434,900**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome home to this bright and spacious top-floor unit with amazing west-facing mountain views! With 1,231 SQFT of open living space, 9-foot ceilings, upgraded flooring, modern finishes, central air and in-floor heating throughout, this home checks all the boxes. This unit has the largest floor plan in the building and has plenty of natural light. The kitchen is equipped with stainless steel appliances, bright cabinets, granite countertops and flows nicely into the living space, making it perfect for hosting or just relaxing at home. There are 2 good-sized bedrooms, 2 full bathrooms, plus a den that's perfect for a home office or formal dining room. The primary suite features a large ensuite bathroom, complete with a luxurious soaker tub. It's the perfect place to unwind after a long day, offering a spa-like retreat in your own home. The ensuite also includes a separate glass-enclosed shower, dual sinks, and modern fixtures, all designed for comfort and relaxation. Other great features include in-unit laundry, heated underground assigned parking, an assigned storage cage and bike storage is also available. Pets are allowed, with board approval, and the condo fees cover water and gas. The complex is well cared for and in a super convenient location—close to schools, shopping, Mount Royal University, and with easy access to downtown.

Built in 2006



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2221979          |
| Price          | \$434,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,232             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 412, 3810 43 Street Sw |
| Subdivision | Glenbrook              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 7T7                |

## Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                     |
| Parking        | Heated Garage, Underground                                                                            |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                   |
| Cooling           | Central Air                                                                                                       |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                                  |
| # of Stories      | 4                                                                                                                 |

**Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Roof              | Asphalt Shingle                     |
| Construction      | Composite Siding, Stone, Wood Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 26             |
| Zoning         | M-C2           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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