



## 3117 43 Street Calgary Alberta

\$600,000

Welcome to this beautifully updated 3-bedroom, 1.5-bathroom detached home in the highly desirable community of Glenbrook! Offering a perfect blend of charm and modern convenience, this home is ideal for young families or anyone looking for a well-maintained property in a prime location. Step inside and be greeted by vaulted ceilings in the living room and soak in all the natural light creating a bright and airy atmosphere. The well laid out kitchen features stainless steel appliances as well as a generously sized pantry. Luxury Vinyl Plank flooring was installed in 2021, giving the home a fresh, contemporary feel. An updated 2-piece bathroom completes the main floor. Upstairs features the large primary bedroom with vaulted ceilings which easily accommodates a king-size bed. Next to that is the updated full 4-piece bathroom as well as two additional bedrooms, which are also generously sized. The partially finished basement features durable gym flooring, making it an ideal space for a home gym, playroom, or future development. There's even an opportunity to add another bathroom, increasing the home's value and functionality. Kick back and relax in the maintenance free backyard, but don't worry we didn't forget about the dogs - there is artificial turf for them to do their business on. The oversized, heated double garage (50,000 BTU heater) is a dream for car enthusiasts, DIYers, or anyone needing extra storage. It's large enough to fit a truck while still having room for a built-in workbench with overhead storage--a rare find! Stay cool during those hot Summer days with central air conditioning! Other updates include: new roof (2017), tankless hot water system (2017), new blinds (2021), a new fence (2018) and a new dishwasher (2024). Location is everything, and this home is just steps from top-rated schools, shopping, banks, and transit. You're a 3-minute drive to Sa...

Other 18.33 Ft x 10.25 Ft

Laundry room 20.25 Ft x 15.00 Ft

Living room 15.00 Ft x 11.67 Ft

Kitchen 10.42 Ft x 8.08 Ft

Dining room 11.75 Ft x 9.75 Ft

Foyer 7.17 Ft x 4.25 Ft

Other 4.75 Ft x 4.00 Ft

2pc Bathroom 5.92 Ft x 3.58 Ft

Primary Bedroom 13.00 Ft x 10.33 Ft

Bedroom 10.17 Ft x 10.08 Ft

Bedroom 11.00 Ft x 8.17 Ft

4pc Bathroom 10.50 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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