3538 43 Street SW

Calgary | Active | MLS® A2325307

$949,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2025**	**1,908.47 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

NOW MOVE-IN READY! Welcome to a home that effortlessly blends modern charm with smart design. This beautifully finished SEMI-DETACHED INFILL in Glenbrook is full of natural light and stylish touches from top to bottom. With a functional layout, a 2-BED LOWER LEGAL SUITE (approved by the city), and thoughtful spaces throughout, there’s room for your everyday flow and your weekend gatherings. Step through the front door into a bright, airy foyer with a convenient powder room just off to the side. Right away, you’re greeted by a refreshing layout - the dining room sits at the front of the home, surrounded by windows that fill the space with natural light. From there, the space flows naturally into the central kitchen. Designed with clean lines, it features ceiling-height cabinetry, quartz counters, a large island with seating, and modern lighting that adds just the right amount of flair. At the back of the home, the living room offers a cozy place to unwind, anchored by a sleek fireplace with built-in shelving and closed storage. Oversized windows overlook the yard, bringing in soft afternoon light. Just off the living room is a rear mudroom that connects to both the kitchen and the backyard, complete with built-in closets and a bench - the ideal drop zone for coats, backpacks, and dog leashes. Outside, you’ll find a fenced yard, a concrete patio area perfect for summer BBQs, and a double detached garage with alley access. There’s room to relax, entertain, and let pets or kids play freely. Upstairs, the primary suite is a calming retreat with VAULTED CEILINGS, large windows, and a generous walk-in closet. The ensuite feels like a spa with dual sinks, a glass shower, and a freestanding tub. Two more bedrooms, a full bath, and a dedicated laundry room with upper cabinets and a sink complete the upper level. There’s also a handy tech nook at the top of the stairs - ideal for a study station or extra workspace. Downstairs, the 2-BED LOWER LEGAL SUITE (approved by the city) has its own PRIVATE ENTRANCE and a modern, open-concept layout. The full kitchen features QUARTZ COUNTERS and STAINLESS STEEL APPLIANCES, plus there’s a sleek 4-pc bath, dedicated laundry, and two good-sized bedrooms - including one with a WALK-IN CLOSET. Whether you use it for extended family, guests, or rental income, it’s a flexible and stylish space. Location-wise, you’re in the heart of Glenbrook - a walkable, tree-lined community filled with charm and convenience. You're just a few minutes from Westhills and Signal Hill shopping centres (hello, restaurants, groceries, and big-box stores), and even closer to local gems like Glamorgan Bakery, Richmond Road Co-op, and Optimist Park. Schools for all ages are nearby, as well as Mount Royal University, playgrounds, and off-leash areas. Quick access to Sarcee Trail and Glenmore makes commuting a breeze - whether you’re heading downtown, west to the mountains, or anywhere in between.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325307
Bedrooms	5
Bathrooms	4
Year Built	2025
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,908.47 sq. ft.
Main Level Finished Area:	889.39 sq. ft.
Upper Level Finished Area:	1,019.08 sq. ft.
Below Grade Finished Area:	760.9 sq. ft.
Lot Area:	2,873 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2025 (Age: 1)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	5103HN
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	Ivy Homes
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Southwest
Community:	Glenbrook
Appliances:	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator
Inclusions:	N/A
Restrictions:	None Known

Main Floor	Living Room · 15'3" × 14'1" ·
Main Floor	Kitchen · 18'1" × 8'3" ·
Main Floor	Dining Room · 13'3" × 10'8" ·
Main Floor	Mud Room · 7'6" × 5'5" ·
Main Floor	Bedroom · 10'11" × 9'11" ·
Main Floor	Office · 6'8" × 4'11" ·
2nd Floor	Bedroom - Primary · 13'9" × 13'3" ·
2nd Floor	Walk-In Closet · 8'3" × 5'2" ·
2nd Floor	Bedroom · 10'10" × 9'9" ·
2nd Floor	Den · 7'10" × 7'5" ·
2nd Floor	Laundry · 8'3" × 5'6" ·
Basement	Bedroom · 13'8" × 9'9" ·
Basement	Bedroom · 9'11" × 8' ·
Basement	Kitchen · 11'3" × 8'3" ·
Basement	Game Room · 12'2" × 8'8" ·
Basement	Laundry · 7'1" × 2'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Jun 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3538-43-street-sw-calgary-a2325307/

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