

\$1,174,900 - 2731 43 Street Sw, Calgary

MLS® #A2167815

\$1,174,900

5 Bedroom, 5.00 Bathroom, 2,313 sqft
Residential on 0.08 Acres

Glenbrook, Calgary, Alberta

**** HELP BUILD YOUR BRAND NEW DREAM HOME **** Stunning 2 Storey home with WEST facing back yard AND A LEGAL 2 bedroom suite! Stunning features: chef's kitchen with 12' quartz island & 10 foot ceilings on main floor / 9 foot ceilings upper & basement, cozy gas fireplace, amazing primary suite with 5-piece bath including roughed-in steam shower/walk-in closet/heated tile floors, towering 14 FOOT vaulted ceilings, 3 upper bedrooms, 2.5 upper bathrooms, upper laundry room with sink, engineered hardwood/tile/carpet flooring, custom built-ins in EVERY closet & mudroom, large dining room with customizable feature wall, functional custom mudroom, roughed-in in-floor heat (in-slab) in basement & roughed-in A/C, double detached garage (20x20), good sized WEST backyard with large deck & BBQ line, legal basement suite includes: 2 good sized bedrooms with walk-in closets/kitchen with 6' island/4-piece AND 2-piece bathrooms/separate laundry & much more! Location is amazing - super quiet/tree lined street, all schools close by, only 7 min to downtown & easy access to all amenities! This brand new masterpiece is ready for you to choose all finishings & appliances! It also comes with bumper to bumper warranty (1, 2, 5, 10) & all landscaping - sidewalks/rear composite deck/fences & gates/rundle rock & sod! Pictures are of previous builds.

Built in 2024



Essential Information

MLS® #	A2167815
Price	\$1,174,900
Sold Price	\$1,180,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,313
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2731 43 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3N6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	BBQ gas line, Rain Gutters
Lot Description	Back Lane, Lawn, Landscaped, Street Lighting, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2024
Date Sold	October 3rd, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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