



**5004 43 Street SW**  
**Calgary, Alberta**

**MLS # A2305203**



**\$799,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage		

**Inclusions:** Basement Appliances: Dishwasher, Refrigerator, Washer/Dryer, Cooktop, Microwave, Oven-Built-in

Investors and savvy home purchasers: This stunning bungalow on a quiet street in Glamorgan features a dreamy renovation throughout, a giant oversized garage, 3 bedrooms up, and an illegal basement suite which is the perfect potential mortgage helper. Walking distance to MRU, this amazing investment property is well located for maximum rentability to secure your future investment. Renovated inside and out with no detail spared including brick accents all the way from Chicago, designer finishes, two high end kitchens, and new utilities, this home is totally turnkey and ready for its lucky new owner. With excellent curb appeal including a new front porch, this beauty is located on a quiet street in the coveted inner-city community of Glamorgan and includes high quality updates. As you walk up to this stunning home, the pride of ownership shines through with a stylish paver stone walkway, a new front deck with composite decking and detailed wooden posts with wire railings, wood shake siding, and an elegant front door. As you enter the home, you are greeted with an open concept main floor with exquisite, rich hardwood floors and large windows flooding the space with natural light. The kitchen has been stunningly updated with timeless full-height, white shaker, custom cabinetry, striking quartz countertops, stainless steel appliances, a window overlooking the yard, an expansive island with a built-in microwave and bar seating, all of which is accented by Chicago brick accents. The main floor showcases a spacious living room with room to unwind and relax with family and friends. Adjacent the kitchen you will find your dining area with designer lighting. The roomy primary bedroom contains enough room for king-sized furniture. The main floor is completed with two additional large bedrooms, and an updated 4-piece bathroom with stylish hexagonal floor tiling and the same soulful

brick accents. The lower level contains its own separate illegal suite which was all recently freshly renovated with a quality of workmanship that matches the rest of the home. Renovations include a spacious kitchen with new Shaker cabinets, appliances, and stylish accents, and a functional open concept layout which includes a large living room, space for a formal dining area, a spacious bathroom with its own laundry machines, a large bedroom, a large office, and newer windows (2014). The two suites enjoy their own separate laundry machines. Other updates include the furnace, hot water tank, electrical panel, windows, and more. The private backyard oasis has been landscaped with a newer wood fence, paver stone patio, garden beds with lattice, and access to your oversized double garage. This home is located a short walk to MRU which is highly desirable rentability. Walk to Glamorgan School (K-9), St. Andrews School (K-9), and A.E. Cross, the incredible community association and outdoor rink, and easy access to shopping and amenities of Westhills and 37th Street, this turnkey home