



4911 43 Street SW
Calgary, Alberta

MLS # A2322262



\$699,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

Inclusions: TV Mount in basement (not TV)

Welcome to the home that's anything but cookie-cutter. This stylish Mid-Century Modern bungalow blends timeless design with thoughtful updates, creating a space that's perfect for entertaining, relaxing, and making your own. Step inside to soaring vaulted ceilings, walls of windows, and an open-concept layout bathed in natural light. Original hardwood floors flow throughout the main level, while the cozy wood-burning fireplace creates the perfect backdrop for everything from quiet mornings with coffee to evenings spent with friends. The beautifully designed kitchen is equal parts functional and stylish, featuring maple cabinetry, a built-in wall oven, generous pot and pan drawers, and plenty of space to cook, gather, and connect. With three bedrooms on the main floor, there's room to grow, work from home, or host overnight guests. Downstairs, the Mid-Century Modern vibe continues in a fully developed basement that's made for movie nights, game days, or simply hanging out. You'll also find a fourth bedroom, a full 3-piece bathroom, and a versatile hobby space that's ready to become your home gym, workshop, art studio, or creative retreat. The big-ticket updates have already been taken care of, including a high-efficiency furnace, newer hot water tank, and a replaced sewer line—giving you peace of mind for years to come while you enjoy the mature, beautifully treed backyard. Outside, summer comes alive on the large deck, surrounded by lush greenery. The unique double detached garage offers plenty of room for two vehicles, extra storage, or even that dream project car you've been talking about. Located in the sought-after community of Glamorgan, you're just minutes from Mount Royal University, great local cafés and shopping, downtown Calgary, and have quick access west when the mountains are calling. Character, location, and style—this is

the kind of home that stands out from the crowd.