



**GRASSROOTS**  
REALTY GROUP

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**3525 43 Street SW**  
**Calgary, Alberta**

**MLS # A2327899**



**\$319,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Glenbrook             |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,004 sq.ft.          | <b>Age:</b>   | 1968 (58 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Stall       |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Other                 |               |                   |

|                    |                                              |                   |        |
|--------------------|----------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                                   | <b>Condo Fee:</b> | \$ 484 |
| <b>Basement:</b>   | Full                                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame              | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Open Floorplan, Sump Pump(s) |                   |        |

**Inclusions:** None

View this 1,004 sq. ft. sun filled townhome, offering a warm, functional layout and plenty of room to grow. This home features 2 spacious bedrooms, 1.5 bathrooms, and an open-concept main floor designed for great times with family or friends. The bright living and dining area flows seamlessly into a practical kitchen with ample workspace. Thoughtfully maintained and upgraded with quartz countertops, fresh paint and trim, vinyl plank flooring and recent carpet. A full basement adds valuable storage together with easy future development possibilities—ideal for a growing family, hobby space, or home office. Whether you're a first-time buyer, downsizing, or seeking an affordable investment, this property offers exceptional value in a well-established, amazing community. Assigned parking stall close to the unit and plenty of additional parking in front of the park. Located in Glenbrook, you'll enjoy unmatched convenience with local favourites such as the fresh baked goods from Glenmorgan Bakery, Primal Grounds Caf  , Safeway, Co op, and Save On Foods just minutes away. Additional amenities—including Canadian Tire, Glenbrook Park, Signal Hill shopping, and several nearby schools like Glenbrook School, Calgary Christian High, and A.E. Cross—make this an ideal location for an active lifestyle close to downtown, the mountains and all the amenities. Experience this wonderful, comfortable townhouse living, perched on top of a beautiful, treed park setting with a private landscaped patio retreat to enjoy the seasons. Make this home your own.