

# \$949,000 - 2801 43 Street Sw, Calgary

MLS® #A2264225

**\$949,000**

4 Bedroom, 4.00 Bathroom, 1,964 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to 2801 43 Street SW, a pristine 2021 custom build by Royal Model Homes. Set on a quiet, family-friendly street around the corner from a park and playground, this home showcases thoughtful upgrades. The main floor is designed for easy living and entertaining with 9-ft ceilings, premium 20-mil ceramic-finish LVP, Bosch 800 Series appliances, and Hunter Douglas window coverings. The open plan flows from dining to kitchen to living room and out to a low-maintenance west backyard with concrete patio and turf—perfect for sunny afternoons and relaxed evenings. Upstairs, the primary retreat is vaulted to roughly 16 ft with a spa ensuite featuring in-floor heat, steam shower, and an air-jetted two-person tub, plus a walk-in closet. Secondary bedrooms are well sized with custom MDF closet built-ins; there's an additional 4-pc bath and convenient upper laundry. The developed lower level adds a sleek bar wall with fridge, rec area, 4th bedroom, 4-pc bath, and in-slab hydronic heat. Extras: ceiling speakers on all three levels, sound-insulated rec ceiling and powder room, heated garage, central A/C, 90-U.S.-gal hot water tank, water softener, and under-stairs storage. Move-in ready, stylish, and low maintenance in a prime southwest location.

Built in 2021

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2264225               |
| Price          | \$949,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,964                  |
| Acres          | 0.07                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2801 43 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3N6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                                                                       |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                                                       |
| Construction      | Stucco, Wood Frame                                                                                    |
| Foundation        | Poured Concrete                                                                                       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 16                 |
| Zoning         | R-CG               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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