

412, 3810 43 Street SW
Calgary, Alberta

MLS # A2221979

\$419,900

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,232 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 726
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home to this bright and spacious top-floor unit with amazing west-facing mountain views! With 1,231 SQFT of open living space, 9-foot ceilings, upgraded flooring, modern finishes, central air and in-floor heating throughout, this home checks all the boxes. This unit has the largest floor plan in the building and has plenty of natural light. The kitchen is equipped with stainless steel appliances, bright cabinets, granite countertops and flows nicely into the living space, making it perfect for hosting or just relaxing at home. There are 2 good-sized bedrooms, 2 full bathrooms, plus a den that's perfect for a home office or formal dining room. The primary suite features a large ensuite bathroom, complete with a luxurious soaker tub. It's the perfect place to unwind after a long day, offering a spa-like retreat in your own home. The ensuite also includes a separate glass-enclosed shower, dual sinks, and modern fixtures, all designed for comfort and relaxation. Other great features include in-unit laundry, heated underground assigned parking, an assigned storage cage and bike storage is also available. Pets are allowed, with board approval, and the condo fees cover water and gas. The complex is well cared for and in a super convenient location—close to schools, shopping, Mount Royal University, and with easy access to downtown.