

309, 3810 43 Street SW  
Calgary, Alberta

MLS # A2247864

\$389,000

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,147 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 677
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Air Conditioner, white storage cabinet in laundry room.

Stonecraft Richmond isn't just a home &mdash; it's where space, light, and location come together in one of Calgary's most connected communities. This bright, end-unit condo is filled with light from morning to night, with a wrap-around private balcony that's perfect for that first cup of coffee or an evening glass of wine. Inside, the kitchen offers plenty of cabinetry and counter space, stainless steel appliances, granite counters, and a pantry to keep everything organized. The open layout flows easily from the kitchen's eating nook into a dining area spacious enough to showcase a full-sized table &mdash; perfect for hosting &mdash; and onward to a large living room anchored by a gas fireplace. In-floor heating and crown moulding add comfort and character to the space. This unit also features A/C and wood flooring. The primary suite includes a walk-in closet and a spa-inspired ensuite with an oversized walk-in shower. A second bedroom and another full bathroom with a tub/shower combo provide comfortable options for guests, family, or a home office. Enjoy two separate patio access points, a natural gas BBQ hook-up, and an oversized parking stall right by the elevator, plus a private storage unit in the parkade and visitor parking in the back. From here, you're minutes to Westhills shopping, Mount Royal University, and have quick routes to Crowchild Trail and the ring road &mdash; putting the entire city within easy reach. Move-in ready and perfectly located &mdash; all that's missing is you.