

412, 3810 43 Street SW  
Calgary, Alberta

MLS # A2221979



## \$434,900

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

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