

# \$810,000 - 2025 43 Street Nw, Calgary

MLS® #A2199249

**\$810,000**

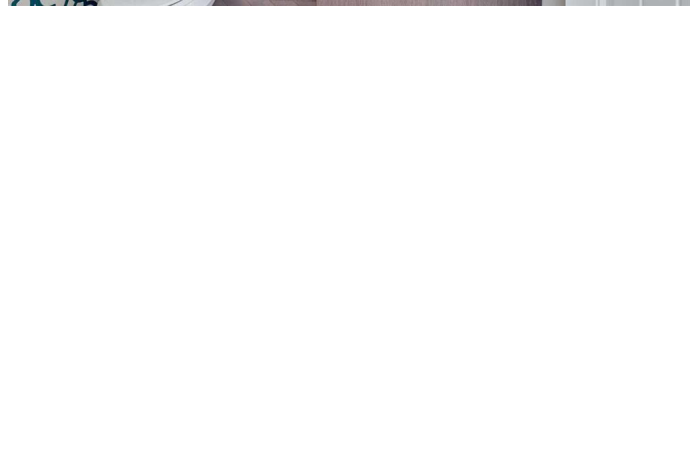
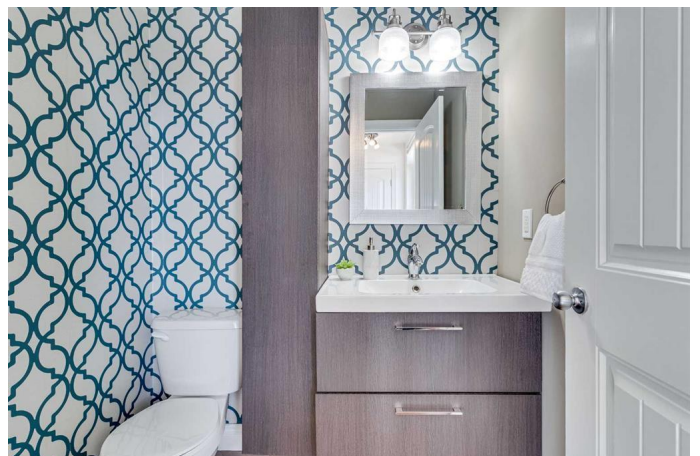
4 Bedroom, 4.00 Bathroom, 1,679 sqft  
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Welcome to 2025 43 Street NW, in the community of Montgomery. You are going to love where you live. Located in one of Calgary's most desirable inner-city neighborhoods, this home is just minutes from the University of Calgary, Alberta Children's Hospital, Market Mall, some of the best restaurants in the city and Bow River pathways, with easy access to downtown and the mountains. This home is a fully developed 4-bedroom, 3.5-bathroom. Offering over 2,400 sq. ft. of thoughtfully designed living space, this home blends modern style, functionality, and a fantastic location—perfect for families, professionals, or anyone looking for inner-city convenience.

Inside, you'll find an open and inviting layout, featuring beautiful hardwood floors, large windows for plenty of natural light, and a contemporary color palette. The chef-inspired kitchen boasts granite countertops, stainless steel appliances, a large island, and plenty of cabinet space, making it a great space for cooking and entertaining. The dining area and cozy living room are anchored by a gas fireplace, with access to a south-facing deck—ideal for summer barbecues or sunny south-facing backyard days.

Upstairs, the primary suite is a private retreat, complete with a 5-piece ensuite, walk-in closet, and large windows. Two additional well-sized bedrooms, an elegant full bathroom,



and convenient upstairs laundry complete the upper level. The fully finished basement offers extra living space, including a rec room with a wet bar, a fourth bedroom, and an additional full bathroom—great for guests or a growing family or when visitors come to town.

**Key Features:**

- Over 2,400 sq. ft. of developed space
- 4 bedrooms, 3.5 bathrooms
- Granite countertops & stainless steel appliances
- Smart home features (Nest Protect, Ring cameras, and more)
- Fully developed basement with a wet bar
- South-facing deck with a retractable awning
- Double detached garage
- Close to top schools, parks, shopping & transit

This is a fantastic opportunity to own a well-maintained, move-in-ready home in Montgomery. Contact Rob Campbell at 587-435-5100 for more details or to schedule a showing!

Built in 2004

**Essential Information**

MLS® #	A2199249
Price	\$810,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,679
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	2025 43 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0T5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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