

**2025 43 Street NW**  
**Calgary, Alberta**

**MLS # A2199249**



**\$810,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,679 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

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.