

# \$1,019,000 - 1420 41 Street Sw, Calgary

MLS® #A2185282

**\$1,019,000**

4 Bedroom, 4.00 Bathroom, 2,003 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

A MUST-SEE stunning new construction residence featuring four spacious bedrooms and 3.5 elegant bathrooms. Located in Rosscarrock, highlights of this desirable inner-city neighbourhood include shopping, schools, parks, LRT and quick access to Downtown.

This contemporary home features thoughtful upgrades and a functional living space bathed in natural light. With over 2850 SF of finished luxury, no feature has been overlooked. The main floor features 10 ft ceilings. There is LVP flooring on all levels (carpeting in the bedrooms), which creates an open, bright and spacious feeling.

Walking into this open-concept home, you will immediately notice extensive paneling in the dining room/flex space that flows into the expansive kitchen. Designed for entertaining, the kitchen features gorgeous custom cabinetry, high-end appliances, and a sprawling island with waterfall edges. Off the kitchen is the family room anchored by an impressive linear electric fireplace that is flanked by custom built-in cabinets. Upstairs, you will find the opulent primary complete with a custom walk-in closet with a thoughtful layout and cabinetry to maximize storage. Off the primary is a 5-piece ensuite with cozy heated tile floors. Featuring a double vanity, custom tiled shower and stand-alone tub, the ensuite is your own private mini-spa. Full Laundry room, two additional generous



bedrooms and a full 4-piece bath complete the upper level. The fully-developed lower level (with roughed-in in-floor heat) features a spacious living area perfect for family get-togethers, wet bar, storage room, and a fourth bedroom with walk-in closet. The low maintenance exterior features stucco and hardy-board for years of trouble-free enjoyment. The home is wired with multiple audio zones throughout. The double detached garage completes this exceptional home. This must-see property comes with a New Home Warranty.

Built in 2024

**Essential Information**

MLS® #	A2185282
Price	\$1,019,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,003
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	1420 41 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1X6

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Alley Access
# of Garages	2

## Interior

Interior Features	Bar, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Gas Range, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 7th, 2025
Days on Market	99
Zoning	R-C2

## Listing Details

Listing Office	Real Broker
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