

# \$1,064,800 - 1109 41 Street Sw, Calgary

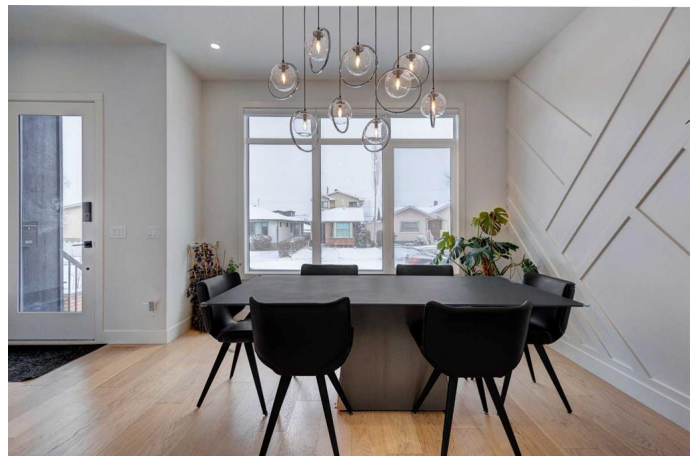
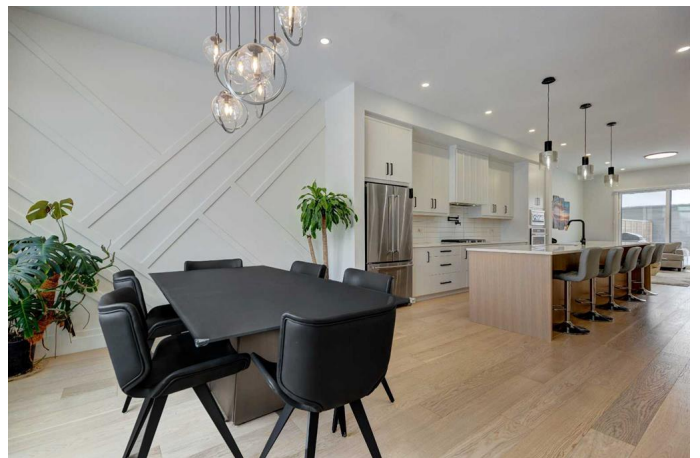
MLS® #A2192176

**\$1,064,800**

5 Bedroom, 5.00 Bathroom, 2,077 sqft  
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

HOME SWEET HOME! OPEN HOUSE  
SUNDAY APRIL 6th, 2-4PM! Welcome to this spectacular home that was CUSTOM-BUILT in 2023 situated in the sought-after inner-city community of Rosscarrock on a quiet, family-friendly street. This luxurious home is the full package offering 5 bedrooms, 4.5 bathrooms, CENTRAL AIR CONDITIONING, 3,037+ SQFT of thoughtfully upgraded living space throughout and a LEGAL BASEMENT SUITE. Heading inside past the charming curb appeal you will be impressed by the stunning, open concept floor plan boasting a 2 piece vanity bathroom, office/den, a spacious foyer, mudroom, formal dining area, sun-drenched living room with oversized windows, an extraordinary floor to ceiling tile fireplace and wonderful built-in shelving/drawers and the gourmet chef's kitchen that is built for entertaining with quartz countertops, a sprawling quartz center island with an eating bar, tons of gleaming white cabinet space, convenient pantry, built-in nook and a premium stainless steel appliance package with a built-in gas range. Heading upstairs you will find a laundry room and 3 bedrooms all with ensuite bathrooms. One of the generous sized bedrooms offers a 4 piece ensuite bathroom with a walk-in closet, while the other offers a 4 piece ensuite with a built-in wardrobe closet. The dreamy master retreat contains TWO WALK-IN CLOSETS and a spa-like 5 piece ensuite bathroom with in-floor heating, a relaxing soaker tub, double vanity sinks and a



stunning, private shower with a built-in bench. Downstairs is the perfect rental helper with a LEGAL SUITE offering two full bedrooms, a gorgeous 4 piece bathroom, in-flooring heating, a private laundry room, a spacious living room and a chic kitchen with stainless steel appliances, granite countertops and a beautiful granite island. Outside, you will find a large concrete patio that's perfect for hosting and BBQing, a beautifully landscaped and fenced backyard and a double detached garage. This amazing central location is walking distance to all major amenities including Westbrook LRT, bus stops, Westbrook Mall and other shopping, schools, playgrounds, popular bars/restaurants with easy access to Bow Trail, 17th Ave SW and Sarcee Trail. MUST VIEW! Book your private viewing today!

Built in 2023

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2192176               |
| Price          | \$1,064,800            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,077                  |
| Acres          | 0.07                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1109 41 Street Sw |
| Subdivision | Rosscarrock       |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3C 1X5 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Alley Access, Garage Door Opener, Garage Faces Rear |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Double Vanity, Quartz Counters, Soaking Tub, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Central Air Conditioner, Oven-Built-In, Gas Cooktop, Tankless Water Heater   |
| Heating           | Forced Air, Natural Gas, In Floor  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Gas Starter, Living Room, Tile  |
| Has Basement      | Yes  |
| Basement          | Full, Exterior Entry, Suite  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Private Entrance, Rain Gutters  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, City Lot, Cleared, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Wood Frame, Cement Fiber Board   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2025 |
| Days on Market | 59                 |

Zoning

R-CG

## **Listing Details**

Listing Office

Century 21 Bamber Realty LTD.

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