\$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 BBQ'ing, 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
Туре	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1109 41 Street Sw
Subdivision	Rosscarrock

City County Province Postal Code	Calgary Calgary Alberta T3C 1X5	
Amenities		
Parking Spaces Parking	4 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	58

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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