

# \$1,255,000 - 1660 42 Street Sw, Calgary

MLS® #A2188234

**\$1,255,000**

4 Bedroom, 4.00 Bathroom, 2,295 sqft

Residential on 0.01 Acres

Rosscarrock, Calgary, Alberta

Don't miss this European-built DETACHED INFILL in ROSSCARROCK! Situated close to 17th Ave next to other newly built infills, w/ everything you need within walking distance – Shopping, Coffee Shops & Restaurants, all levels of schools, and more along 17th! Made even more convenient w/ quick access to Bow Trail, 37th St, & Sarcee Trail to take you around the city. The convenient location is only improved upon by this home's fantastic layout & attention to detail, inside & out! Access your home's oversized 22-ft x 26-ft fully insulated & gas-heated detached garage offer access from the back alley OR the front 10.5-ft wide driveway! The garage enjoys 12-ft ceilings w/ a 10-ft door – big enough to store your RV securely! Other highlights include: Hansgrohe plumbing fixtures, granite countertops, California closets, in-floor heating, a built-in sound system across the entire house, a built-in camera surveillance system, hot water on demand, & water softener! The front foyer is bright & welcoming, w/ high transom windows & a built-in coat closet. The front dining room features a designer hanging light w/ engineered hardwood floors that take you into the central kitchen. The L-shaped kitchen offers you tons of space for hosting, w/ a central island w/ granite countertop, designer pendant lights, a dual basin undermount sink, ceiling-height cabinetry, & a walk-in pantry w/ custom built-in shelving! Completed w/ an upgraded JennAir appliance package w/ wall



oven & microwave, French door fridge/freezer, dishwasher, & cooktop. The family room enjoys a beautifully designed inset gas fireplace w/ ceiling-height tile surround & built-in shelving with inset lighting. The large windows overlook the backyard & rear deck, the perfect place to enjoy a morning coffee & sunrise. A nice-sized foyer sits next to the back patio door providing plenty of room to enter the home and tuck away jackets & shoes! A bright workspace or w/ a built-in desk sits next to the kitchen perfect for a homework station. The main floor is finished off w/ a designer powder room w/ floating vanity & vessel sink. Three large skylights greet you on the upper level, w/ a bonus space at the top of the stairs, two secondary bedrooms w/ built-in closets, a modern 4-pc main bath with Hansgrohe fixtures, & a large laundry room. The upscale primary suite features tons of windows, a massive walk-in closet w/ built-in shelving, a private den/office space w/ pocket doors & built-in shelving, & an incredible 6-pc ensuite! The high-end ensuite features Hansgrohe fixtures, a fully tiled shower w/ a bench that transforms into a SAUNA, dual vanity, heated tile floors, & an elegant freestanding soaker tub next to more custom built-in cabinetry/shelving. Downstairs, the basement features a WALK UP entrance, a large rec area, a 4th bedroom, a main 3-pc bathroom, & a SECOND LAUNDRY w/ sink & COLD STORAGE. This home & location are truly ideal for any family looking to settle into the ultimate inner-city lifestyle!

Built in 2017

### **Essential Information**

MLS® #	A2188234
Price	\$1,255,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,295
Acres	0.01
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1660 42 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C1Z5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Skylight(s), Soaking Tub, Sump Pump(s), Walk-In Closet(s), Chandelier, No Animal Home, No Smoking Home, Sauna, Smart Home
Appliances	Dishwasher, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator, Electric Cooktop, Electric Oven, Humidifier, Water Softener
Heating	Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

## Exterior

Exterior Features	Garden, RV Hookup, Lighting
Lot Description	Front Yard, Garden, Landscaped, Low Maintenance Landscape, Paved, Corner Lot, Open Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	January 23rd, 2025
Days on Market	72
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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