# \$1,049,500 - 1417 41 Street Sw, Calgary

MLS® #A2189215

### \$1,049,500

4 Bedroom, 4.00 Bathroom, 2,090 sqft Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

OPEN HOUSE Saturday April 5, 12 - 4 PM. Brand New Semi Detached Infill. Quality of Construction is Apparent Throughout! Bright & Modern Interior complete with 9' Ceilings, Stunning Gas Fireplace and built in focal point. Dream Kitchen featuring Huge Quarts Island, Canadian Made Ekko Custom Cabinets and 2 Pantry's! Upstairs offers huge primary bedroom with Vaulted Ceilings, walk in closet, ensuite with dual sinks, private toilet, comfortably sized shower and separate soaker tub. Upper level laundry room complete with a soaker sink. Legal lower suite offering an additional 915 square feet! Incredible opportunity to move into your dream home now, with the benefits of a mortgage helper. Legal lower suite includes a private entrance, large windows, in floor heat, laundry room, full sized linen closet and walk in closet in the bedroom. Designed to function as a comfortable self contained living space. Offering a thoughtful layout, with the potential to seamlessly open the lower level to become part of the home if the in-law, nanny or income suite is no longer desired. This Incredible home is equip with a 75 Gallon Hot water Tank, Large Back Deck and is located walking distance to amenities and transit!







Built in 2023

#### **Essential Information**

MLS® # A2189215

Price \$1,049,500

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,090

Acres 0.14

Year Built 2023

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 1417 41 Street Sw

Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta

Postal Code T3C 1X7

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry,

Walk-In Closet(s), Closet Organizers, Soaking Tub

Appliances Dishwasher, Microwave, Range Hood, Electric Stove, Gas Stove,

Refrigerator

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Full, Finished, Suite

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Lawn, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 22nd, 2025

Days on Market 72

Zoning R-C2

## **Listing Details**

Listing Office CIR Realty

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