\$1,075,000 - 1417 41 Street Sw, Calgary

MLS® #A2189215

\$1,075,000

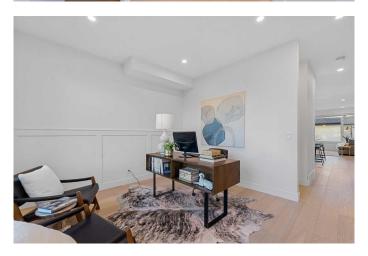
4 Bedroom, 4.00 Bathroom, 2,090 sqft Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

OPEN HOUSE SUNDAY MARCH 16 11 AM -1 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 \$1,075,000

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), Closet Organizers, Double Vanity,

Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)

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

Stove

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Exterior Entry, 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 49

Zoning R-C2

Listing Details

Listing Office CIR Realty

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