

\$1,199,900 - 1660 42 Street Sw, Calgary

MLS® #A2210513

\$1,199,900

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

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|----------|-------------|
| MLS® # | A2210513 |
| Price | \$1,199,900 |
| 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, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Sauna, Smart Home, Skylight(s) |
| Appliances | Built-In Refrigerator, Dishwasher, Electric Oven, Humidifier, Washer/Dryer, Washer/Dryer Stacked, Water Softener, Window Coverings, Electric Cooktop |
| Heating | Natural Gas, In Floor |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

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

Additional Information

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|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 95 |
| Zoning | R-CG |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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