

\$850,000 - 1435 40 Street Sw, Calgary

MLS® #A2219734

\$850,000

4 Bedroom, 4.00 Bathroom, 1,722 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Welcome to this exceptional residence where no detail is overlooked, and nothing is compromised. Nestled on a quiet charming street, this home offers the perfect blend of location and lifestyle - just 15 minutes to downtown with easy access to local amenities and transit options. Step inside to discover a bright, modern aesthetic, flooded with natural light and designed for effortless flow. The heart of the home is the stunning kitchen, featuring stone countertops, stainless steel appliances, a gas range, and an oversized island - perfect for gatherings and everyday living. The open-concept layout seamlessly connects the kitchen to the dining and living areas, highlighted by a cozy fireplace and rich hardwood floors. Upstairs, you'll find three generously sized bedrooms, including a showstopping primary retreat with a luxurious private ensuite - complete with in-floor heat, dual vanities, a glass shower, and a soaker tub. Two additional bedrooms and a well-appointed family bathroom complete the upper level. The current linen closet can easily be converted back to upper-level laundry for added convenience. The fully finished basement offers even more living space with a large fourth bedroom, a 3-piece bathroom with heated floors and custom tile shower, and a versatile media room, ideal for movie nights or a home gym. Thoughtful upgrades include California Closets in the mudroom, primary bedroom, and a secondary bedroom, ensuring stylish and functional storage throughout. Stay



comfortable year-round with Phantom Screen doors on both front and back doors, and central A/C. Step outside to your west-facing backyard retreat, complete with a spacious deck and a professionally built pergola - perfect for relaxing or entertaining. The property also features a detached double garage with convenient paved alley access. Bonus, this property is located directly across from Calgary Arts Academy, a grades 4-9 public charter school focused on nurturing creativity and academic excellence. This is a home where luxury meets function in every detail, donâ€™t miss your chance to make it yours.

Built in 2007

Essential Information

MLS® #	A2219734
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,722
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1435 40 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1W8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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