

# \$1,099,900 - 1137 41 Street Sw, Calgary

MLS® #A2234454

**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 2,036 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Located on a quiet street in the established community of Rosscarrock, brand new this 3+1 bedroom home has been built with great care & quality, offering over 2000 sq ft of developed living space plus a legal 1 bedroom basement suite. The open, airy main level presents wide plank hardwood floors & 10' ceilings, showcasing a front dining area accentuated by a lovely feature wall & kitchen that's tastefully finished with quartz counter tops, large island/eating bar, plenty of storage space & stainless steel appliance package. The living room is anchored by a feature fireplace surrounded by built-ins. A convenient mudroom & 2 piece powder room complete the main level. The second level hosts 3 bedrooms, a 4 piece bath plus a laundry room with sink & storage. The primary bedroom with dramatic vaulted ceiling, boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. The legal one bedroom basement suite features a large living/dining area, kitchen with plenty of counter/storage space & stainless steel appliances plus one good sized bedroom & 3 piece bath. Also enjoy the convenience of dedicated laundry facilities. Outside, enjoy the sunny west back yard with patio & access to the double detached garage. Located close to Shaganappi Point Golf Course, scenic Edworthy Park, schools, shopping, public transit & effortless access to 17th Avenue, Bow & Sarcee Trails. Immediate possession is available!



Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2234454               |
| Price          | \$1,099,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,036                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1137 41 Street Sw |
| Subdivision | Rosscarrock       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 1X5           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Stove, Gas Cooktop, Microwave, Range Hood, Refrigerator  |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |

|                 |                       |
|-----------------|-----------------------|
| # of Fireplaces | 1                     |
| Fireplaces      | Gas                   |
| Has Basement    | Yes                   |
| Basement        | Finished, Full, Suite |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard         |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Composite Siding, Wood Frame    |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 4               |
| Zoning         | R-CG            |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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