

# \$1,064,800 - 1109 41 Street Sw, Calgary

MLS® #A2192176

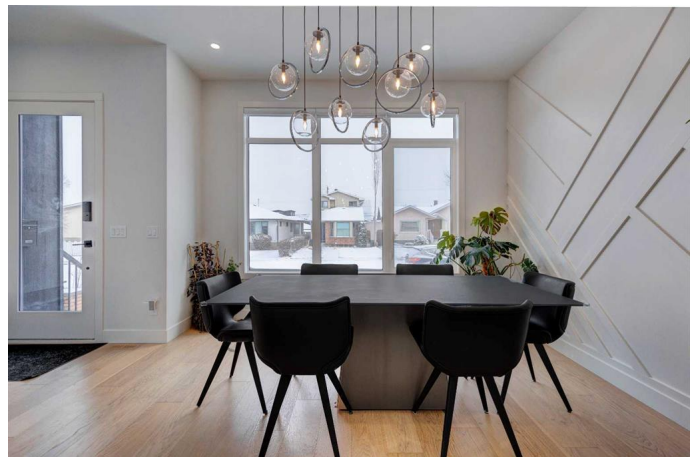
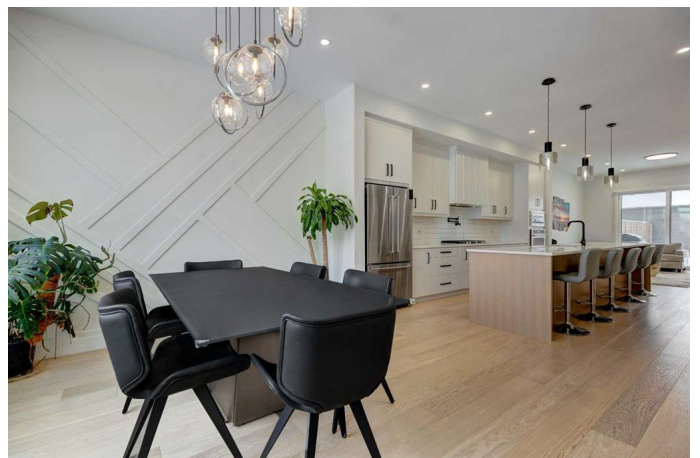
**\$1,064,800**

5 Bedroom, 5.00 Bathroom, 2,077 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

HOME SWEET HOME! Welcome to this spectacular home that was CUSTOM-BUILT in 2023 situated in the sought-after inner-city community of Rosscarrock on a quiet, family-friendly street. This luxurious home is the full package offering 5 bedrooms, 4.5 bathrooms, CENTRAL AIR CONDITIONING, 3,037+ SQFT of thoughtfully upgraded living space throughout and a LEGAL BASEMENT SUITE. Heading inside past the charming curb appeal you will be impressed by the stunning, open concept floor plan boasting a 2 piece vanity bathroom, office/den, a spacious foyer, mudroom, formal dining area, sun-drenched living room with oversized windows, an extraordinary floor to ceiling tile fireplace and wonderful built-in shelving/drawers and the gourmet chef's kitchen that is built for entertaining with quartz countertops, a sprawling quartz center island with an eating bar, tons of gleaming white cabinet space, convenient pantry, built-in nook and a premium stainless steel appliance package with a built-in gas range. Heading upstairs you will find a laundry room and 3 bedrooms all with ensuite bathrooms. One of the generous sized bedrooms offers a 4 piece ensuite bathroom with a walk-in closet, while the other offers a 4 piece ensuite with a built-in wardrobe closet. The dreamy master retreat contains TWO WALK-IN CLOSETS and a spa-like 5 piece ensuite bathroom with in-floor heating, a relaxing soaker tub, double vanity sinks and a stunning, private shower with a built-in bench.



Downstairs is the perfect rental helper with a LEGAL SUITE offering two full bedrooms, a gorgeous 4 piece bathroom, in-flooring heating, a private laundry room, a spacious living room and a chic kitchen with stainless steel appliances, granite countertops and a beautiful granite island. Outside, you will find a large concrete patio that's perfect for hosting and BBQing, a beautifully landscaped and fenced backyard and a double detached garage. This amazing central location is walking distance to all major amenities including Westbrook LRT, bus stops, Westbrook Mall and other shopping, schools, playgrounds, popular bars/restaurants with easy access to Bow Trail, 17th Ave SW and Sarcee Trail. MUST VIEW! Book your private viewing today!

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2192176               |
| Price          | \$1,064,800            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,077                  |
| Acres          | 0.07                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1109 41 Street Sw |
| Subdivision | Rosscarrock       |
| City        | Calgary           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3C 1X5 |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 4                                                                           |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages   | 2                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Tankless Hot Water |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Garburator, Gas Cooktop, Tankless Water Heater                                                                   |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                            |
| Fireplaces        | Gas, Living Room, Tile, Gas Starter                                                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                          |
| Basement          | Full, Exterior Entry, Suite                                                                                                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters                                                                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views, City Lot, Cleared |
| Roof              | Asphalt Shingle                                                                                                                     |
| Construction      | Brick, Cement Fiber Board, Wood Frame                                                                                               |
| Foundation        | Poured Concrete                                                                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2025 |
| Days on Market | 80                 |
| Zoning         | R-CG               |

**Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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