

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

MLS® #A2192176

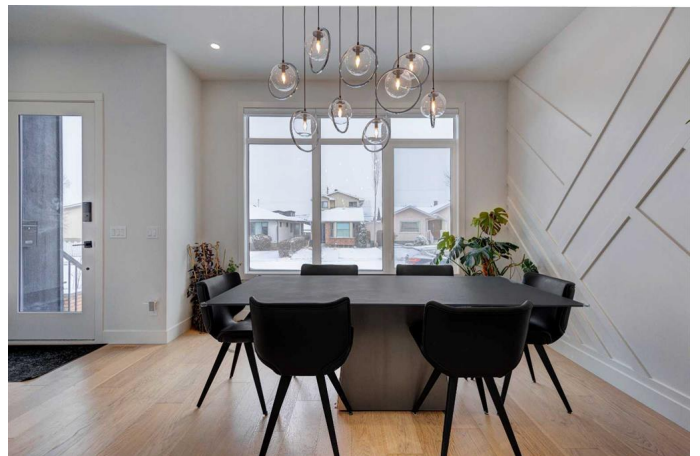
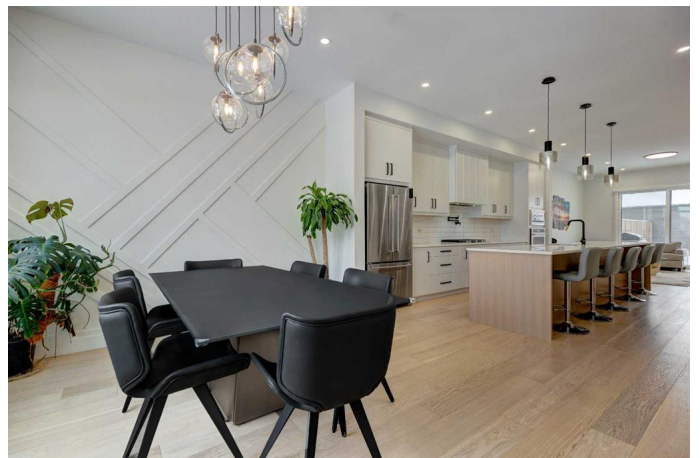
**\$1,064,800**

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, Garage Door Opener, Double Garage Detached, Garage Faces Rear
# of Garages	2

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	74
Zoning	R-CG

**Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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