

# \$1,049,500 - 1417 41 Street Sw, Calgary

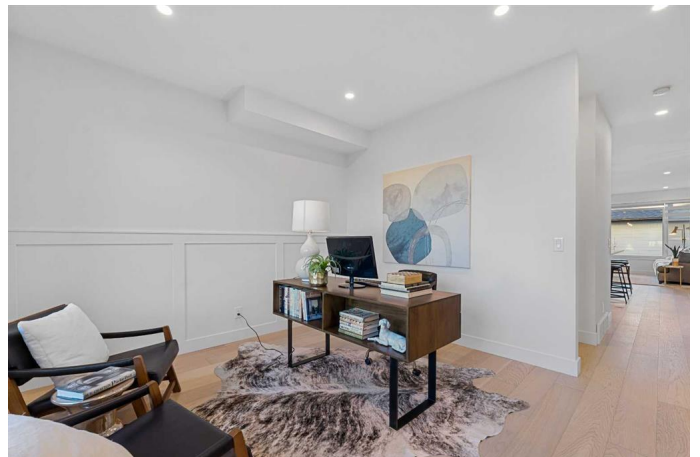
MLS® #A2189215

**\$1,049,500**

4 Bedroom, 4.00 Bathroom, 2,090 sqft  
Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

OPEN HOUSE Saturday April 12, 12 - 3 PM.  
Brand New Semi Detached Infill. Quality of Construction is Apparent Throughout! Bright & Modern Interior complete with 9' Ceilings, Stunning Gas Fireplace and built in focal point. Dream Kitchen featuring Huge Quarts Island, Canadian Made Ekko Custom Cabinets and 2 Pantry's! Upstairs offers huge primary bedroom with Vaulted Ceilings, walk in closet, ensuite with dual sinks, private toilet, comfortably sized shower and separate soaker tub. Upper level laundry room complete with a soaker sink. Legal lower suite offering an additional 915 square feet! Incredible opportunity to move into your dream home now, with the benefits of a mortgage helper. Legal lower suite includes a private entrance, large windows, in floor heat, laundry room, full sized linen closet and walk in closet in the bedroom. Designed to function as a comfortable self contained living space. Offering a thoughtful layout, with the potential to seamlessly open the lower level to become part of the home if the in-law, nanny or income suite is no longer desired. This Incredible home is equip with a 75 Gallon Hot water Tank, Large Back Deck and is located walking distance to amenities and transit!



Built in 2023

## Essential Information

MLS® #

A2189215

Price	\$1,049,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,090
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1417 41 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1X7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 22nd, 2025
Days on Market	85
Zoning	R-C2

### **Listing Details**

Listing Office	CIR Realty
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