

\$999,800 - 1413 44 Street Sw, Calgary

MLS® #A2107985

\$999,800

4 Bedroom, 4.00 Bathroom, 2,017 sqft

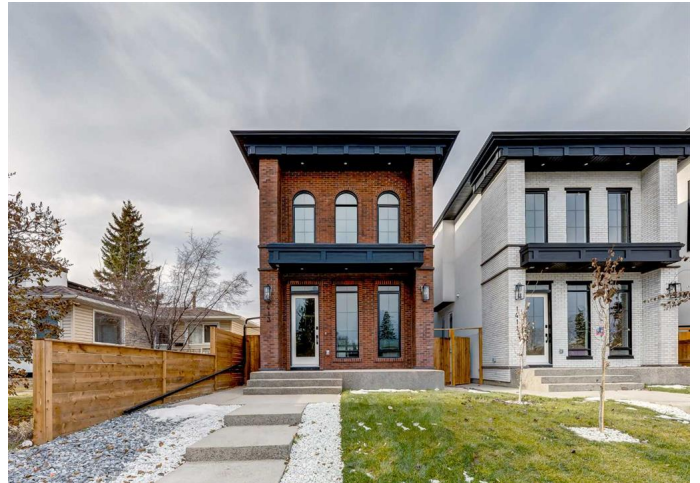
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

This one is a must-see for anyone looking for NEW YORK style and luxury! Located in the desirable community of Rosscarrock, this gorgeous home features 10' ceilings, wood flooring and lots of light. The main level offers a diverse and inviting space, perfect for hosting FRIENDS AND FAMILY with a front formal dining area and plenty of natural light in the rear gathering area with access to your LARGE PATIO. The upper level is sure to impress with a primary bedroom area boasting plenty of LIGHT and a pristine ensuite with an inviting SOAKER TUB. The additional two bedrooms + laundry and full four-piece bathroom complete the second level. The basement is fully finished and ready for entertainment with an additional gathering area and wet bar, fourth bedroom, large media space and more! Additional features of this property include a roughed in hydronic floor heating system, ready for A/C, roughed in FULL STEAM SHOWER, and prepped for speakers and a vacuum system. Located on a quiet street, steps from a large park and playground, close to restaurants, nightlife, shops, transit, schools, and parks, making it easy to stay connected to the city. This is a show-stopper of a property - don't miss out on this gem in the heart of Rosscarrock!

Built in 2022

Essential Information



MLS® #	A2107985
Price	\$999,800
Sold Price	\$985,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,017
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1413 44 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2A7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator
Heating	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	April 5th, 2024
Days on Market	51
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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