

\$924,900 - 1433 44 Street Sw, Calgary

MLS® #A2113157

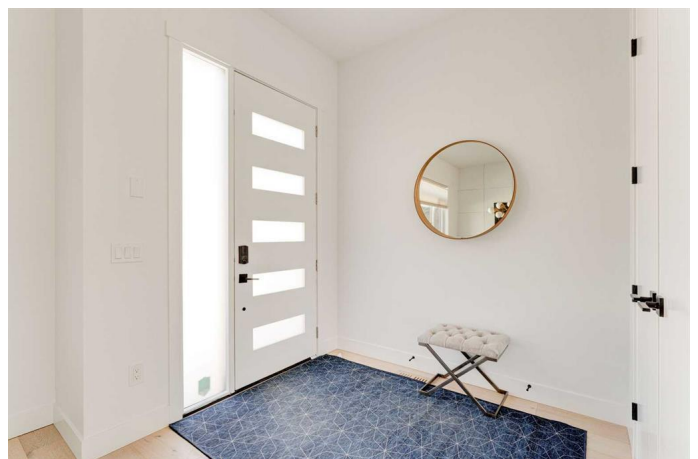
\$924,900

4 Bedroom, 4.00 Bathroom, 2,066 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Welcome to this beautiful home in Rosscarrock. This stunning 2-storey home is situated in a premier location, with over 2000 sq ft of living space above grade, and 4 bedrooms, 3 full bathrooms, a bonus den, and a study area, already built into the home! The custom-built kitchen features quartz countertops, ample cabinetry, a modern tile backsplash and stainless-steel appliances. The oversized center island is perfect for entertaining and practicing your culinary skills. Enjoy your sunny formal dining area which showcases a decorative wall and oversized window overlooking the quiet tree-lined street. Nestled along the side of the home is a personal study space, perfect for a desk and to be customized into an at-home workstation! The living room features a modern gas fireplace, a custom tile feature wall and storage. The full height sliding glass doors provide the perfect flow with access to the back yard. Adjacent to the living room you will find a custom mudroom with built-in bench and a powder room. On the upper level you will find a spacious primary bedroom complete with walk-in closet, a large window, and a spa-like 5-piece ensuite featuring a modern vanity with dual undermount sinks, a walk-in shower, a stand-alone drop-in soaker tub, and a private water closet. The upper floor includes two additional well-appointed bedrooms with built-in closets, a 4-piece bath and spacious bonus area perfect for a flex office space. The lower level features a bright rec room with wet



bar, quartz counters, a prep sink, and rough ins for a beverage fridge. An oversized additional fourth bedroom includes a spacious walk-in closet, perfect for hosting overnight guests or converting into a home gym, with close access to the 4-piece bath. Enjoy entertaining in your beautiful and sunny west facing yard, complete with concrete pad as well as a deck. Recent upgrades include, new lighting from west elm and pottery barn, AC as well as a heated garage (see agent remarks). Rosscarrock is an up-and-coming vibrant community, offering close proximity to LRT, Downtown, walkable amenities and all levels of schools, making this the perfect neighbourhood for professionals and families alike!

Built in 2020

Essential Information

MLS® #	A2113157
Price	\$924,900
Sold Price	\$930,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,066
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1433 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	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)
-------------------	---

Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
------------	---

Heating	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, Low Maintenance Landscape, Rectangular Lot
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Cedar, Stone, Stucco
--------------	----------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	April 2nd, 2024
-------------	-----------------

Date Sold	April 11th, 2024
-----------	------------------

Days on Market	9
----------------	---

Zoning	R-C2
--------	------

HOA Fees	0.00
----------	------

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.