

\$1,100,000 - 1431 43 Street Sw, Calgary

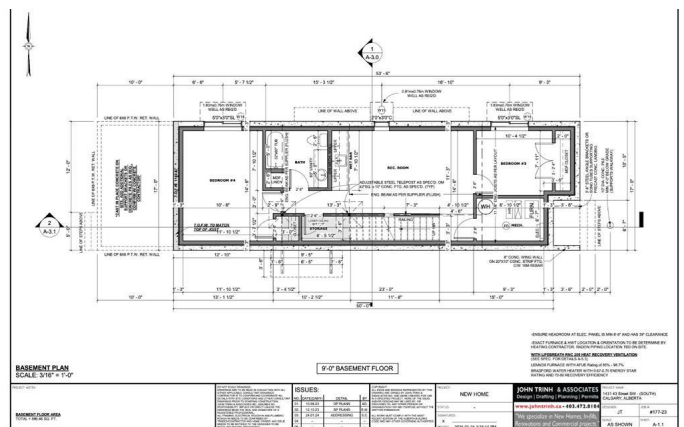
MLS® #A2113178

\$1,100,000

5 Bedroom, 4.00 Bathroom, 1,952 sqft
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Welcome to this gorgeous brand new detached home in Rosscarrock. This home is legally suited (In approval with the City of Calgary) with a SEPARATE ENTRANCE, this is an incredible option to have for the future sale of the property or to earn passive income now! The estimated possession is for September 2024. This is an exceptionally modern fully developed 5 BEDROOM HOME built with amazing quality & functionality in mind & It's on a beautiful street in the gorgeous city centre community of Rosscarrock. This Calgary custom home builder takes pride to the next level, their quality and craftsmanship far exceeds so many other builders. This fabulous floor plan boasts a large open concept and has a gorgeous kitchen, with high-end S.S appliances, including a GAS STOVE. The dining room, living room & kitchen are all designed for comfort & entertaining. The main floor also has a generous sized office, mudroom and foyer. The abundance of natural light from the oversized windows & doors just adds to its charm. The bedrooms are all a generous size, the dream ensuite is absolutely gorgeous, you'll never want to leave. The primary suite also has an incredible walk-in closet big enough for the shopaholic and separate upstairs laundry room as well! The FULLY DEVELOPED and LEGALLY SUITED LOWER LEVEL (in approval with the City of Calgary) is also very large, bright & open. With, BEDROOMS 4 & 5 & a full bathroom,



separate private laundry, It also has oversized windows for tons of natural light. The detached garage is also a generous size, just steps away from your beautiful newly sodded & fenced quiet backyard. Close to the city center, transit, schools, shopping & tons of amenities. Come see this beautiful executive brand new home today! ***PLEASE NOTE, RENDERING PHOTO (MAIN PHOTO) and BLUEPRINTS ARE OF CLOSE FINAL PRODUCT BUT ARE SUBJECT TO CHANGE and ALL OTHER PHOTOS ARE FROM PAST PROJECTS, THEY WILL NOT BE EXACT, BUT GIVES YOU REPRESENTATION OF THE INCREDIBLE QUALITY THAT WILL BE IN THIS HOME.

Built in 2024

Essential Information

MLS® #	A2113178
Price	\$1,100,000
Sold Price	\$1,080,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,952
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1431 43 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3C 2A3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2024
Date Sold	October 21st, 2024
Days on Market	226
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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