

\$884,000 - 1133 41 Street Sw, Calgary

MLS® #A2114546

\$884,000

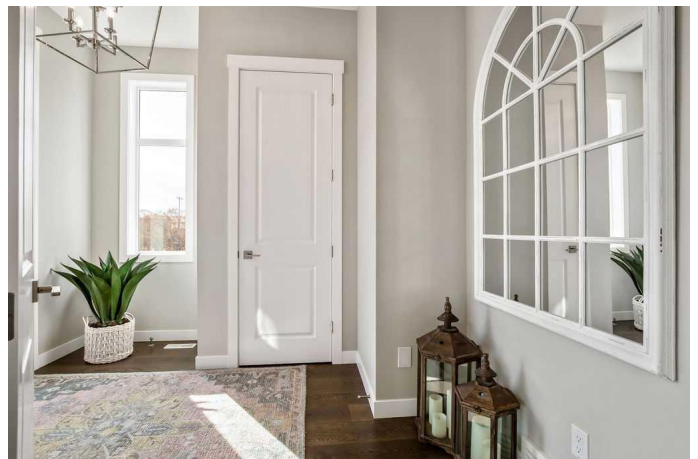
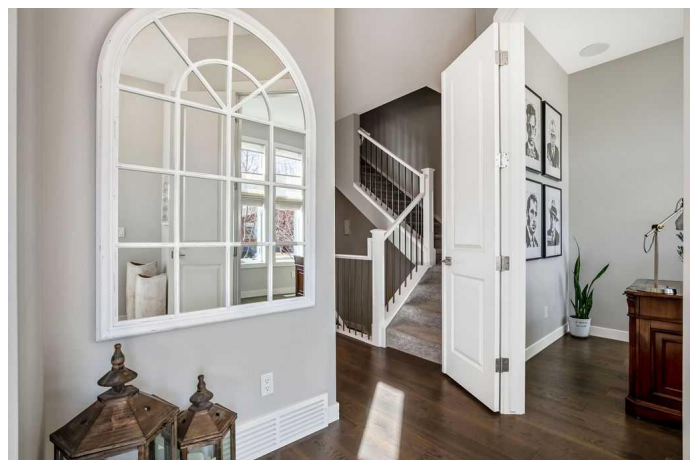
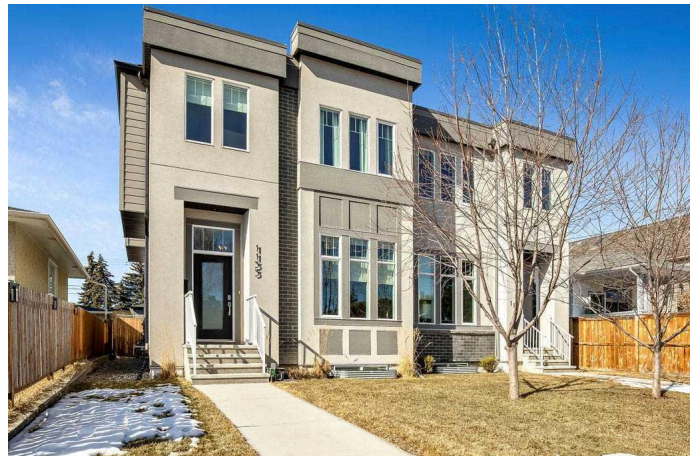
4 Bedroom, 4.00 Bathroom, 1,940 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Nestled in the vibrant neighborhood of Rosscarrock, this enchanting 2-storey home presents an exceptional opportunity for buyers seeking luxury living in pristine conditions.

Boasting over 2700 square feet of meticulously maintained living space, this residence exudes modern elegance and timeless charm. The main floor welcomes you with a den, ideal for quiet remote work, featuring 10-foot ceilings and designer lighting throughout. The gourmet kitchen is a food enthusiast delight, equipped with a gas stove, granite countertops, stainless steel appliances, and a spacious pantry, all centered around an island with wide-plank engineered hardwood. Adjacent to the kitchen, the large west-facing living room bathes in natural light through two walls of windows, perfect for family gatherings and summer BBQs. A walkthrough rear mudroom with lockers and a built-in bench adds convenience to daily life, while a discreet 2-piece powder room offers privacy. Ascend to the second floor to discover three cozy bedrooms, a luxurious, well-thought 5-piece main bath, and a laundry room for added convenience. The expansive primary suite is a true retreat, featuring a walk-in closet with built-in shelving and an indulgent 5-piece ensuite with in-floor heating, dual sinks, a deep soaker tub, and a separate shower. The lower level is an entertainer's dream, featuring a full wet bar with quartz countertops, cabinetry, a tile backsplash, and a beverage fridge. A fourth bedroom and a 4-piece bath



complete the space. Outside, the low-maintenance Hardie board exterior is complemented by a west-facing backyard oasis with a deck, gas BBQ connection, garden space, and access to the insulated and drywalled double detached garage. Additional features include blinds throughout and custom built-in shelving. Lovingly cared for by the original owner, this home offers a rare blend of sophistication and comfort. Whether hosting in the beautiful kitchen, relaxing in the backyard, or exploring the community, this property has something for everyone. Don't miss the chance to make this exceptional residence your own

Built in 2014

Essential Information

MLS® #	A2114546
Price	\$884,000
Sold Price	\$888,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,940
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1133 41 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3C 1X5

Amenities

Parking Spaces 2

Parking Double Garage Detached

Interior

Interior Features Bar, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Lawn, Street Lighting, See Remarks

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, See Remarks, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 16th, 2024

Date Sold March 19th, 2024

Days on Market 3

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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