

# \$1,048,000 - 1418 41 Street Sw, Calgary

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MLS® #A2121773

**\$1,048,000**

4 Bedroom, 4.00 Bathroom, 2,010 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Introducing a stunning custom-built residence located in the heart of Rosscarrock that reinvents modern living. This contemporary architectural marvel effortlessly combines style and functionality, catering to your inner-city lifestyle while prioritizing comfort and luxury. The house features an impressive 2830.6 square feet of living space, four generously sized bedrooms, and 3.5 lavishly appointed bathrooms, providing an unparalleled living experience. As you enter, you are welcomed by the radiant ambiance created by the hardwood flooring that adorns the main and upper levels with carpet. The lofty 10-foot ceilings on the main floor and 9-foot ceilings on the lower and upper floors enhance the sense of grandeur. The flex space off the entry is perfect for a home office or dining room. The gourmet kitchen is a masterpiece of design, featuring a neutral two-tone cabinetry with soft-close, ceiling-height cabinets, and a sprawling waterfall island with seating. High-end built-in appliances add to the functionality of this culinary haven, and designer lighting complements the space. The open-concept design seamlessly connects the kitchen to the spacious living area. A sleek feature wall in the dining area and a gas fireplace in the living room with up-to-ceiling black tiles serves as the focal point of the room. Upstairs, the magnificent primary suite awaits, displaying modern elegance. The luxurious 5-piece ensuite is enhanced with stunning tile work and features a custom-tiled,



oversized shower and dual vanities with in-floor heating. An organized walk-in closet keeps your belongings in order, and the convenience of an adjacent laundry room adds to the luxury of the space. Two additional bedrooms and a bathroom provide privacy. The fully developed lower level is a haven for entertainers, a recreation area ideal for a home theatre and a well-appointed wet bar. It's the perfect setting for cherished movie nights with family and friends. An additional bedroom and full bath cater to guest accommodations. This exceptional home is not only a masterpiece in design but also a strategic investment in a location with close proximity to shopping, inner-city amenities, schools & major roadways. Rosscarrock offers access to parks & green spaces. A MUST SEE Property !!!!



Built in 2024

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2121773               |
| Price          | \$1,048,000            |
| Sold Price     | \$1,020,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,010                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

Address 1418 41 Street Sw



|             |             |
|-------------|-------------|
| Subdivision | Rosscarrock |
| City        | Calgary     |
| County      | Calgary     |
| Province    | Alberta     |
| Postal Code | T3C 1X6     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, High Ceilings, No Animal Home, No Smoking Home, See Remarks                                                |
| Appliances        | Bar Fridge, Built-In Gas Range, Dishwasher, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Water Softener |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Electric                                                                                                        |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | Landscaped          |
| Roof              | Asphalt Shingle     |
| Construction      | See Remarks, Stucco |
| Foundation        | Poured Concrete     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2024 |
| Date Sold      | April 24th, 2024 |
| Days on Market | 13               |
| Zoning         | RC-2             |
| HOA Fees       | 0.00             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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