

\$974,900 - 1433b 41 Street Sw, Calgary

MLS® #A2141203

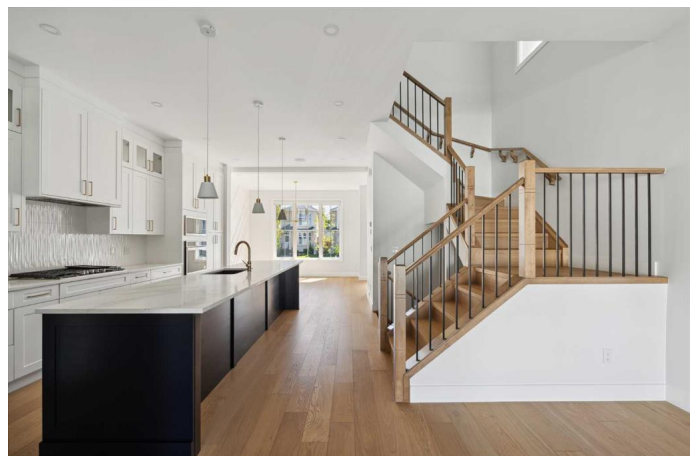
\$974,900

5 Bedroom, 3.00 Bathroom, 2,024 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Welcome Home! Nestled in the heart of Rosscarrock, this exquisite semi-detached home offers an unparalleled blend of comfort, elegance, and convenience. Boasting 5 bedrooms plus a den spread over two levels, this residence is perfect for families seeking both space and style. Step inside to discover a sanctuary of modern living. Hardwood floors cover the main and upper levels, connecting each space with warmth and sophistication. The main floor invites you to unwind and entertain with ease. A cozy fireplace in the living room sets the ambiance, perfect for those chilly Calgary evenings. Sliding patio doors, offer access to a private outdoor oasis, perfect for al fresco dining or morning coffee. The heart of the home awaits in the wide-open gourmet kitchen. Stainless steel appliances, sleek quartz countertops, and ample cabinetry ensure both style and functionality. Whether whipping up a quick meal or hosting a dinner party, this space is designed to inspire and to gather. As you ascend up the staircase, admire the craftsmanship as the hardwood extends even to the stairs. Three bedrooms on the upper floor offer privacy and comfort, each bathed in natural light. Unlike other similar builds, youâ€™™ll also find a dedicated office space with a skylight, providing loads of natural light. This is the ideal setting for remote work or creative endeavours. Prepare to be captivated by the primary suite with high vaulted ceilings, complete with a lavish en-suite bath and walk-in closet. This is your



sanctuary, a place to rejuvenate and unwind in style. The lower level offers additional living space with two (yes two!) generously sized bedrooms. One of the bedrooms has already been fitted with gym flooring, awaiting your Peloton bike or personal gym setup. A full bath adds convenience, while a flexible layout allows for endless possibilities. Located in the coveted community of Rosscarrock, this home offers the perfect balance of urban convenience and suburban tranquility. Enjoy easy access to parks, schools, shopping, and dining, with downtown Calgary just minutes away - plus only a short walk to the C-train! This home has been fitted with Hunter Douglas blinds throughout the home, ample storage and each closet is fitted with built-in shelving. It is also roughed-in and ready for in-floor heating, AC as well as fully wired for sound on every floor. In a market where finding the perfect home can feel like a challenge, this Rosscarrock gem stands out as a rare find. With its thoughtful design, premium finishes, and unbeatable location, this is more than a home—it's a lifestyle. Don't miss your chance to make it yours!

Built in 2022

Essential Information

MLS® #	A2141203
Price	\$974,900
Sold Price	\$965,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,024
Acres	0.07
Year Built	2022
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1433b 41 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1X7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Wired for Sound
Appliances	Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
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Date Sold	June 27th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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