

\$1,025,000 - 1109 43 Street Sw, Calgary

MLS® #A2153681

\$1,025,000

4 Bedroom, 4.00 Bathroom, 2,083 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Experience unparalleled luxury in this meticulously designed 4-bedroom, 4-bathroom semi-detached home, located in the sought-after Rosscarrock neighborhood. Situated on a 25x125 lot with over 2,900 sq. ft. of developed living space, this property combines elegance and functionality, with the added benefit of backing onto a park for enhanced privacy.

The main floor captivates with 10-foot ceilings, while the upper and basement levels boast 9-foot ceilings, creating an open and airy atmosphere throughout the home. Natural light floods the space, highlighted by LED under-cabinet and recessed floor lighting. The open-concept layout is centered around a gourmet kitchen that seamlessly integrates with the living and dining areas.

The kitchen itself is a chef's dream, featuring a gas range, pot filler faucet, waterfall island, and a spacious pantry, all designed for both everyday cooking and entertaining. Custom lighting fixtures enhance the kitchen's modern appeal, while a striking fireplace with a large tile surround and a sophisticated black accent wall in the dining area complete the main floor's luxurious ambiance.

Upstairs, the primary suite offers a tranquil retreat with vaulted ceilings, a wet bar, and a



spa-like ensuite complete with in-floor heating, a steam shower with body spray and waterfall showerhead, and a walk-in closet with custom built-ins. Two additional bedrooms with built-in closets, a 5-piece bathroom, and a laundry room complete this level.

The fully finished basement is designed for entertainment, featuring a wet bar, a black media wall with color-changing LED lighting, and a glass-enclosed exercise room. In-floor heating is provided throughout the basement, which also includes a large fourth bedroom with a walk-in closet.

The exterior of the home is equally impressive, with low-maintenance landscaping, a spacious yard, a custom deck with privacy screens, and wide front steps with exposed concrete. The heated, fully finished 2-car garage with epoxy floors offers additional convenience.

With a west-facing backyard, close proximity to a playground, numerous schools, and essential amenities, this home is ideally suited for both families and professionals. Additional features include security cameras, triple-pane windows, high-efficiency exterior doors, a water softener with carbon filter, air conditioning, and wired for sound.

This is an exceptional opportunity to own a luxurious home in one of Calgary’s most desirable inner-city neighborhoods.

Built in 2023

Essential Information

MLS® #	A2153681
Price	\$1,025,000
Sold Price	\$990,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,083
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1109 43 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2A1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 30th, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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