

# \$900,000 - 1411 41 Street Sw, Calgary

MLS® #A2179147

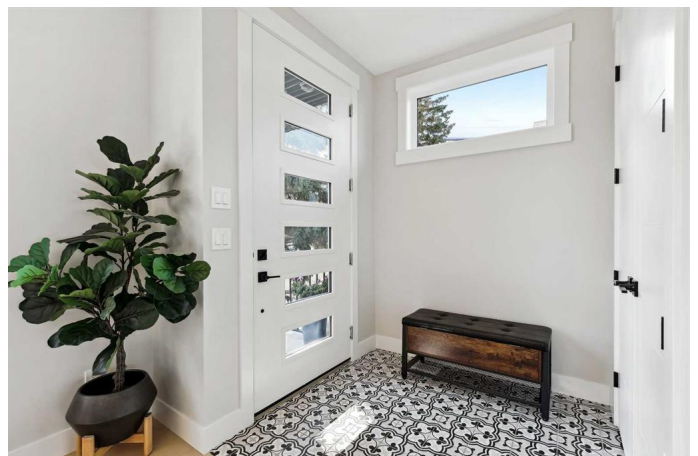
**\$900,000**

4 Bedroom, 4.00 Bathroom, 1,965 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

**EXCEPTIONAL CURB APPEAL!** This luxurious infill, inspired by an A-frame design, is a true standout. With over 2,800 square feet of meticulously designed living space, this home features 9-foot ceilings on all levels, sleek engineered hardwood flooring, modern glass railings, and custom built-ins throughout. On the main level, you'll appreciate the thoughtfully placed mudroom and powder room at the rear of the home. The living room is anchored by a gas fireplace, flanked by custom built-ins, while the gourmet kitchen boasts ceiling-height custom cabinetry with soft-close doors, a top-of-the-line stainless steel appliance package including a gas cooktop, built-in wall oven and microwave, and a chimney hood fan. The expansive 12-foot island, complete with a wine rack, is perfect for entertaining. Upstairs, the laundry room is equipped with a convenient sink, and the three bedrooms include a king-sized primary suite. This master retreat features a large walk-in closet, 15-foot vaulted ceilings, and impressive two-story windows. The spa-like ensuite bathroom offers heated floors, a luxurious soaker tub, a fully tiled walk-in steam shower with sprayers, and a skylight that enhances the serene atmosphere. The lower level is the ideal extension of this elegant home, offering a fourth bedroom, a full bathroom, a wet bar, and a spacious recreation area. Outside, the west-facing backyard is a private oasis, complete with a beautifully designed deck and low-maintenance landscaping. Perfectly



situated just around the corner from the Calgary Arts Academy School and a short stroll to Westbrook Mall, this home is also only 750 meters from the C-train station. Nestled in the highly desirable inner-city neighborhood of Rosscarrock, youâ€™ll be just five minutes from downtown, with access to a wealth of amenities including schools, restaurants, and shopping.

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2179147               |
| Price          | \$900,000              |
| Sold Price     | \$915,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,965                  |
| Acres          | 0.07                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1411 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 | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Skylight(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop                                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                                                           |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                                                                              |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                          |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Stone, Wood Frame                                                                             |
| Foundation        | Poured Concrete                                                                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 21st, 2024 |
| Date Sold      | December 4th, 2024  |
| Days on Market | 13                  |
| Zoning         | R-C2                |
| HOA Fees       | 0.00                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.