

# \$1,064,800 - 1109 41 Street Sw, Calgary

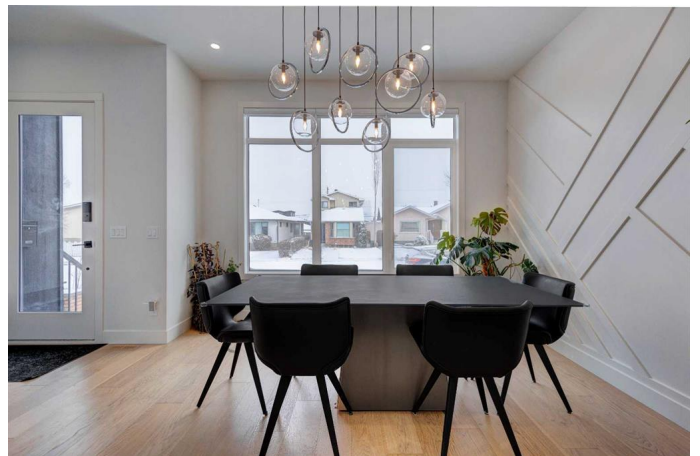
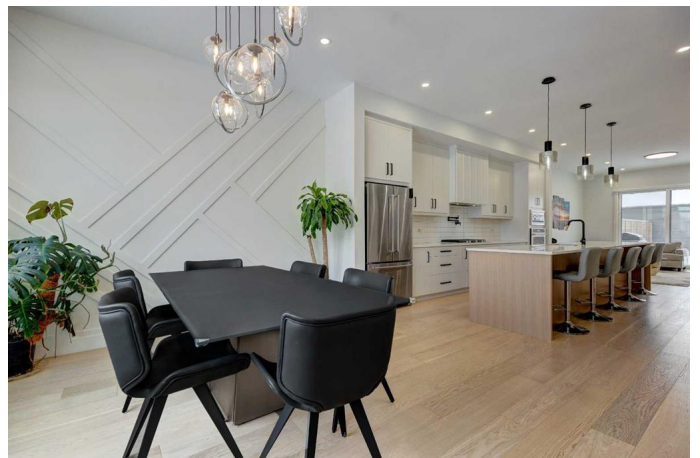
MLS® #A2192176

**\$1,064,800**

5 Bedroom, 5.00 Bathroom, 2,077 sqft  
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

HOME SWEET HOME! Welcome to this spectacular home that was CUSTOM-BUILT in 2023 situated in the sought-after inner-city community of Rosscarrock on a quiet, family-friendly street. This luxurious home is the full package offering 5 bedrooms, 4.5 bathrooms, CENTRAL AIR CONDITIONING, 3,037+ SQFT of thoughtfully upgraded living space throughout and a LEGAL BASEMENT SUITE. Heading inside past the charming curb appeal you will be impressed by the stunning, open concept floor plan boasting a 2 piece vanity bathroom, office/den, a spacious foyer, mudroom, formal dining area, sun-drenched living room with oversized windows, an extraordinary floor to ceiling tile fireplace and wonderful built-in shelving/drawers and the gourmet chef's kitchen that is built for entertaining with quartz countertops, a sprawling quartz center island with an eating bar, tons of gleaming white cabinet space, convenient pantry, built-in nook and a premium stainless steel appliance package with a built-in gas range. Heading upstairs you will find a laundry room and 3 bedrooms all with ensuite bathrooms. One of the generous sized bedrooms offers a 4 piece ensuite bathroom with a walk-in closet, while the other offers a 4 piece ensuite with a built-in wardrobe closet. The dreamy master retreat contains TWO WALK-IN CLOSETS and a spa-like 5 piece ensuite bathroom with in-floor heating, a relaxing soaker tub, double vanity sinks and a stunning, private shower with a built-in bench.



Downstairs is the perfect rental helper with a LEGAL SUITE offering two full bedrooms, a gorgeous 4 piece bathroom, in-flooring heating, a private laundry room, a spacious living room and a chic kitchen with stainless steel appliances, granite countertops and a beautiful granite island. Outside, you will find a large concrete patio that's perfect for hosting and BBQing, a beautifully landscaped and fenced backyard and a double detached garage. This amazing central location is walking distance to all major amenities including Westbrook LRT, bus stops, Westbrook Mall and other shopping, schools, playgrounds, popular bars/restaurants with easy access to Bow Trail, 17th Ave SW and Sarcee Trail. MUST VIEW! Book your private viewing today!

Built in 2023

### Essential Information

MLS® #	A2192176
Price	\$1,064,800
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,077
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1109 41 Street Sw
Subdivision	Rosscarrock
City	Calgary

County Calgary  
Province Alberta  
Postal Code T3C 1X5

### **Amenities**

Parking Spaces 4  
Parking Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear  
# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Tankless Hot Water  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Gas Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Tankless Water Heater  
Heating Forced Air, Natural Gas, In Floor  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Gas Starter, Living Room, Tile  
Has Basement Yes  
Basement Exterior Entry, Full, Suite

### **Exterior**

Exterior Features Private Entrance, Private Yard, Rain Gutters  
Lot Description Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Cleared, Views  
Roof Asphalt Shingle  
Construction Brick, Cement Fiber Board, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 5th, 2025  
Days on Market 37

Zoning

R-CG

## **Listing Details**

Listing Office

Century 21 Bamber Realty LTD.

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