

\$1,149,000 - 1415 44 Street Sw, Calgary

MLS® #A2241708

\$1,149,000

4 Bedroom, 4.00 Bathroom, 1,810 sqft

Single Family on 0.07 Acres

Rosscarrock, Calgary, Alberta

Welcome to this brand-new, architecturally designed home in the heart of Rosscarrock. Thoughtfully crafted with modern finishes and timeless style, this residence offers open-concept living at its best. The main floor features soaring 10-ft ceilings, a chef's kitchen with premium appliances, a spacious dining area, and a bright living room with a sleek fireplace and access to the rear deck. Upstairs, vaulted ceilings run through all bedrooms, creating a sense of volume and light, with the primary suite offering a walk-in closet and spa-inspired ensuite. The extended basement is fully developed, providing a versatile recreation area, additional bedroom, bathroom, and storage. Complete with a private backyard and a detached double garage with lane access, this home is ideally located close to schools, parks, shopping, and transit in one of Calgary's most desirable inner-city communities. (id:6289)



Built in 2025

Essential Information

Listing #	A2241708
Price	\$1,149,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,810
Acres	0.07

Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1415 44 Street Sw
Subdivision	Rosscarrock
City	Calgary
Province	Alberta
Postal Code	T3C2A7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Wet bar, PVC window, Closet Organizers
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Cooktop - Gas, Dishwasher, Range, Dryer, Oven - Built-In
Heating	Natural gas Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Composite Siding, Concrete, Stucco
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Canyon Creek
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Listing information last updated on October 13th, 2025 at 7:46pm PDT