

\$999,900 - 1109 41 Street Sw, Calgary

MLS® #A2261075

\$999,900

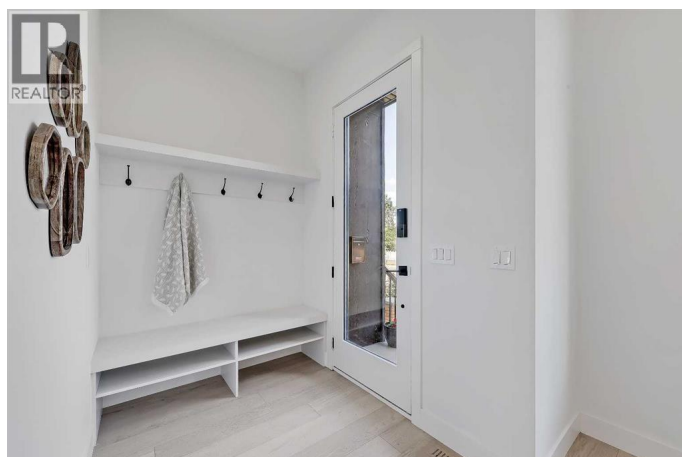
5 Bedroom, 5.00 Bathroom, 2,069 sqft

Single Family on 0.07 Acres

Rosscarrock, Calgary, Alberta

This standout infill in ROSSCARROCK offers the perfect blend of modern style, thoughtful layout, and revenue potential – complete with a 2-BED LEGAL BASEMENT SUITE.

With upscale finishes throughout, a fully landscaped yard, and a prime inner-city location, this home checks every box for elevated urban living! The main floor is warm and welcoming with wide-plank hardwood flooring, designer lighting, and oversized windows. The front dining room offers a stunning feature wall with designer lighting – perfect for hosting family or guests! A main floor home office is just off this space for convenience for a work-from-home setup. The chef-inspired kitchen features a sleek two-tone design with flat-panel wood and white cabinetry, quartz counters, a full-height backsplash, and upgraded stainless steel appliances including a built-in wall oven, microwave, gas cooktop, chimney-style hood fan, and oversized fridge/freezer. A central island with seating for four and a statement linear pendant adds both function and flair. There’s also a lovely coffee station with shaker cabinetry and LED lighting for additional space. Tucked at the back of the home is the large living room, featuring a gas fireplace with tile surround and custom built-ins, while large glass doors lead out to the West-facing backyard, complete with a large patio and double detached garage. Also on the main level is a chic powder room with a stunning vessel sink and a built-in mudroom



bench with cubbies and hooks. Upstairs, youâ€™ll find three bedrooms and a full laundry room. The primary suite feels like a retreat with its vaulted ceiling, large walk-in closet, and elegant ensuite featuring a glass shower with full tile surround, freestanding soaker tub, and double vanity with under-cab lighting. The two additional bedrooms are generously sized, and each has a private 4-pc ensuite. The laundry room is thoughtfully designed with upper cabinetry, quartz counters, and hanging space. The lower level features a private, self-contained 2-bed legal suite with a separate exterior entrance â€” perfect for multi-generational living or rental income. The suite is beautifully finished with quartz countertops, stainless steel appliances, luxury vinyl plank flooring, a full bathroom with a tiled tub/shower, and in-suite laundry. Large windows throughout make the space bright and welcoming. Located just minutes from downtown, the LRT, and major roadways, this home offers easy access in all directions. Walk to Rosscarrock School, St. Michaelâ€™s, or Vincent Massey, or head a few blocks to 17 Ave SW for groceries, restaurants, and services. Youâ€™re also less than 10 minutes from Edworthy Park, the Bow River Pathway, and the Douglas Fir Trail â€” offering amazing access to nature within the city. Quick trips to Marda Loop, 17th Ave SW, or the mountains are all within reach! (id:6289)

Built in 2023

Essential Information

Listing #	A2261075
Price	\$999,900
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Square Footage	2,069

Acres	0.07
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1109 41 Street Sw
Subdivision	Rosscarrock
City	Calgary
Province	Alberta
Postal Code	T3C1X5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	See remarks, Other, Wet bar, Closet Organizers
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Stove, Microwave, Microwave Range Hood Combo, Oven - Built-In, Hood Fan, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Brick, Composite Siding
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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