

# \$1,049,900 - 1137 41 Street Sw, Calgary

MLS® #A2234454

**\$1,049,900**

4 Bedroom, 4.00 Bathroom, 2,036 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Located on a quiet street in the established community of Rosscarrock, brand new this 3+1 bedroom home has been built with great care & quality, offering over 2000 sq ft of developed living space plus a legal 1 bedroom basement suite. The open, airy main level presents wide plank hardwood floors & 10' ceilings, showcasing a front dining area accentuated by a lovely feature wall & kitchen that's tastefully finished with quartz counter tops, large island/eating bar, plenty of storage space & stainless steel appliance package. The living room is anchored by a feature fireplace surrounded by built-ins. A convenient mudroom & 2 piece powder room complete the main level. The second level hosts 3 bedrooms, a 4 piece bath plus a laundry room with sink & storage. The primary bedroom with dramatic vaulted ceiling, boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. The legal one bedroom basement suite features a large living/dining area, kitchen with plenty of counter/storage space & stainless steel appliances plus one good sized bedroom & 3 piece bath. Also enjoy the convenience of dedicated laundry facilities. Outside, enjoy the sunny west back yard with patio & access to the double detached garage. Located close to Shaganappi Point Golf Course, scenic Edworthy Park, schools, shopping, public transit & effortless access to 17th Avenue, Bow & Sarcee Trails. Immediate possession is available!



Built in 2025

## Essential Information

MLS® #	A2234454
Price	\$1,049,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,036
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	1137 41 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1X5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, Built-in Features, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Electric Stove, Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	81
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
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