

1412 41 Street SW
Calgary, Alberta

MLS # A2337811



\$925,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,015 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level, Low Maintenance Landscape, Str		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: All TV mounts & sound bar

~ROSSCARROCK — THE INNER-CITY HIDDEN GEM YOU'VE BEEN MISSING~ If you're shopping Killarney, Richmond, Spruce Cliff, Shaganappi or Wildwood, there's another neighbourhood you should add to your search. This is what \$925,000 gets you here: nearly 3,000 sq. ft. of beautifully finished living space, 4 bedrooms, 3.5 bathrooms and a highly upgraded interior—just 10 minutes from downtown, walking distance to the LRT, parks and schools, and minutes from Marda Loop, West Hills, shopping, dining and easy mountain access. Step inside and you'll quickly see what sets this home apart. The showpiece double-island kitchen features extensive custom cabinetry, wine storage, gas range and wall oven, opening to an inviting living space with a gas fireplace and custom built-ins. Oversized windows and an open-riser staircase add architectural interest and an abundance of natural light. Built-in storage is a standout feature throughout this home—checking two major boxes for today’s buyers. Thoughtfully integrated cabinetry reduces the need for additional furniture, saving both money and valuable floor space, while providing an exceptional amount of storage—a feature becoming increasingly rare in newer homes. Upstairs, the primary retreat feels like a private spa with an oversized steam shower, deep soaker tub and extended dual vanity. Here’s something you rarely see—every bedroom has its own custom walk-in closet. Convenient upper-floor laundry with sink adds to the thoughtful design and exceptional functionality. The professionally finished lower level offers even more living space with a large rec room, wet bar, fourth bedroom and full bathroom—perfect for guests, teenagers or movie nights. Outside, embrace the lock-and-leave inner-city backyard: zero mowing, more living. Add central A/C and an

oversized, fully finished double garage, and the functionality of this home is every bit as impressive as its design. If you're looking to enhance your lifestyle- LRT, schools, parks, groceries, restaurants, downtown, walking/bike paths and routes to the mountains are all within easy reach. The luxury isn't just what's inside the home—it's where the home puts you. Rosscarrock may not have been the first neighbourhood in your search. It should be. Come see what you've been missing.