REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

925 41 Street SW
Calgary, Alberta

MLS # A2352183

$868,800

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,921 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry		

Inclusions: None

This thoughtfully cared for and quality-built home is filled with appealing features making it easy to picture yourself at home here. Offering over 2,800 sq. ft. of living space, this well-maintained two-storey attached home is ideally located on a quiet street in a sought-after inner-city community, where attractive curb appeal creates a welcoming first impression. The home offers a comfortable, functional layout designed for everyday living and entertaining with bright, inviting spaces and a move-in-ready feel. Beautiful hardwood flooring flows throughout the main and upper levels, adding warmth throughout. The main floor features a versatile den, offering a dedicated space for a home office, reading room or quiet retreat. At the heart of the home, the modern, sleek kitchen and dining area create an inviting setting for both everyday meals and entertaining. It offers ample space for preparing and serving, while the adjoining dining area provides a comfortable place to gather with family and friends. In the living room, a welcoming fireplace creates a warm focal point and an inviting atmosphere for relaxing or gathering. The primary bedroom is a true retreat, featuring a spacious walk-in closet with custom built-ins for organized storage. The spa-inspired ensuite offers a relaxing place to unwind, while a private balcony adds an inviting outdoor extension to the bedroom—perfect for enjoying a quiet morning coffee or fresh air at the end of the day. 2 additional bedrooms, 4-piece bathroom and laundry room complete the upstairs. The fully developed lower level extends the home’s versatile living space with an additional bedroom and bathroom—ideal for guests or family. A large recreation room provides plenty of space for movie nights, games, fitness or relaxed gatherings, completing this thoughtfully finished home. Enjoy afternoon and evening sun in the west-facing

yard, plus secure parking and storage in the double detached garage. Experience the convenience of an established neighbourhood with quick access to local shops, dining, parks, schools and downtown. A wonderful opportunity to experience the best of inner-city living in a home that reflects pride of ownership.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of BECK Real Estate Ltd.. Information is believed to be reliable but not guaranteed.