\$1,198,000 - 1137 41 Street Sw, Calgary

MLS® #A2221134

\$1,198,000

4 Bedroom, 4.00 Bathroom, 2,046 sqft Residential on 0.07 Acres

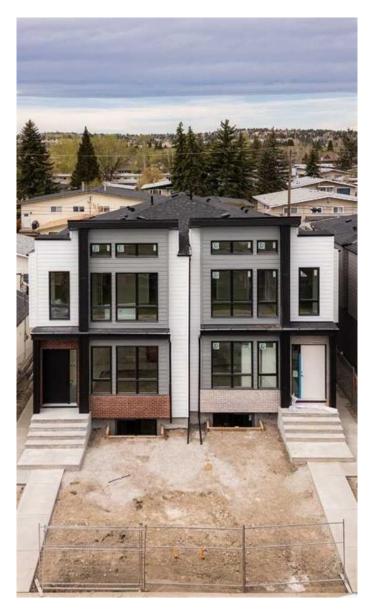
Rosscarrock, Calgary, Alberta

BRAND NEWÂ Â IÂ Â INNER-CITYÂ Â IÂ MODERNÂ IÂ Â VERSATILEÂ IÂ LEGAL BASEMENT SUITE IÂ HIGH & VAULTEDÂ CEILINGSÂ IÂ BUILT IN CLOSETS I WEST YARDÂ IÂ Â ROSSCARROCKÂ *Welcome Home... to this stunning new attached infill offering sleek, modern design in one of the city's most up-and-coming neighborhoods, Rosscarrock. Just minutes from downtown, this home encapsulates a perfect twist between modern & classic design, featuring an open-concept layout, high-end finishes, and a fully legal basement suite ideal for rental income or multi-generational living. 10 Foot Ceilings on the main floor complimented by 9 Ft ceilings on the upper and lower floors w/a 14ft vault in the primary coupled with the smart floor plan & big windows gives an extremely airy spacious feeling. (FLOOR PLAN IN PICTURES). The legal 1bed/1bath basement suite is a major value add as a mortgage helper, as the top 2 floors are perfect for a family of 4 complete with 3 bedrooms & 2.5 bathrooms. BOTH SIDES AVAILABLE & CAN BE BOUGHT TOGETHER as an investment property - please inquire. (*Right side is still being finished)

Built in 2024

Essential Information

MLS® # A2221134 Price \$1,198,000





Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,046

Acres 0.07

Year Built 2024

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 Parking Pad

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, Kitchen Island,

Walk-In Closet(s)

Appliances Built-In Gas Range, Built-In Oven, Dishwasher, Range Hood,

Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features None

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed May 14th, 2025

Days on Market 29

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

