

\$1,094,800 - 1410 43 Street Sw, Calgary

MLS® #A2197450

\$1,094,800

4 Bedroom, 4.00 Bathroom, 2,066 sqft
Residential on 0.07 Acres

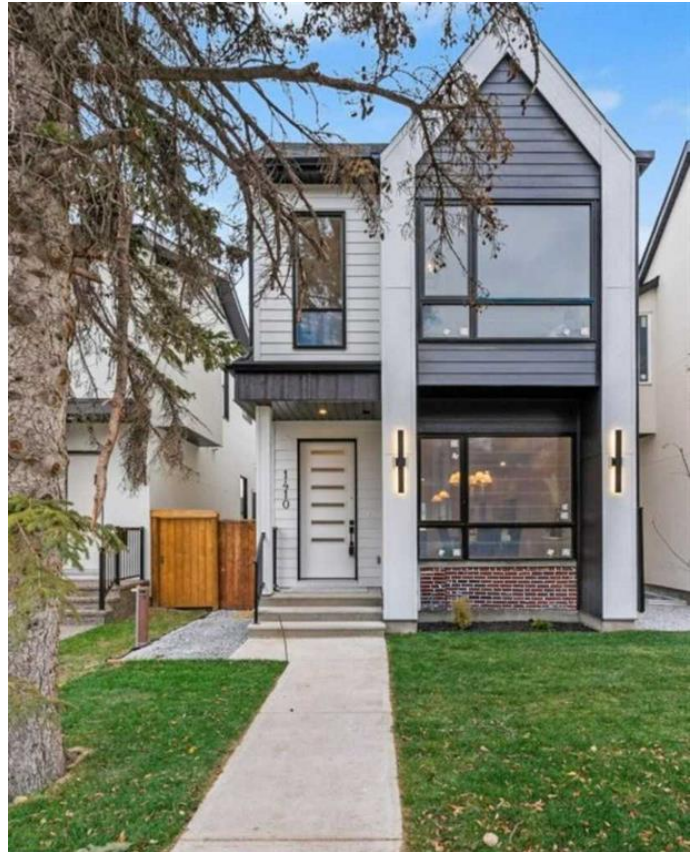
Rosscarrock, Calgary, Alberta

****Open House April 06, 2:00 pm to 4:00 pm ****

Unwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a light and airy feel that flows seamlessly into the heart of the home – the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' island, perfect for entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast bathed in morning light.

This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. Cozy evenings by the fireplace become even more inviting with the warmth radiating through the beautiful warm-toned hardwood floors. Picture quiet mornings with a coffee in a sun-drenched living room, or evenings curled up with a book – the possibilities for relaxation and unwinding are endless.

Three spacious bedrooms provide ample room for guests or a home office, while 3.5 bathrooms, including a luxurious primary retreat, ensure everyone has their own private oasis. The primary bedroom including a walk-in closet boasts custom built-ins to keep your wardrobe organized, while the spa-like 5-piece ensuite beckons with a free-standing soaker tub, heated porcelain tiled floors for



ultimate comfort, and a fully tiled shower with a bench and rain shower head to melt away stress.

Step outside your haven and discover the charm of Rosscarrock. Explore nearby parks like Glendale Meadows or Edworthy Park for a breath of fresh air, or simply relax in the tranquility of your private backyard – the perfect spot for summer barbecues or stargazing on clear nights. Shopping and amenities on 33rd Street W are just a short distance away, ensuring convenience for your everyday needs. Plus, easy access to downtown Calgary puts the city's vibrant energy within reach, allowing you to enjoy the best of both worlds.

Immediate Possession is Available. Appliance package can be upgraded to suit your culinary desires - Basement in-floor heating roughed-in - Don't miss out on this opportunity to elevate your lifestyle and live in a home that perfectly blends luxury and convenience – contact your favorite realtor today!

Built in 2024

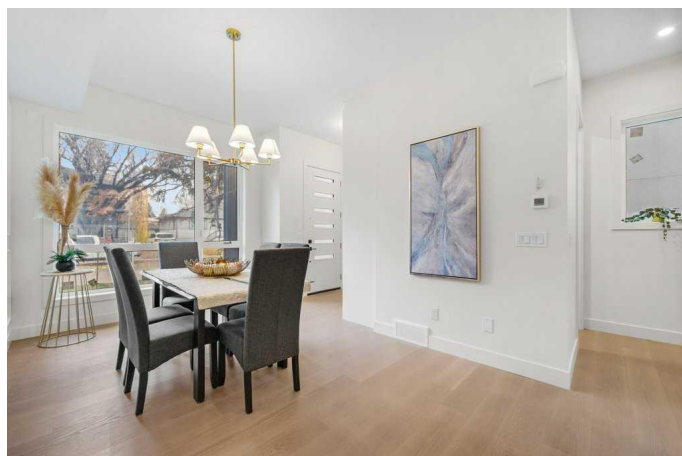
Essential Information

| | |
|----------------|-------------|
| MLS® # | A2197450 |
| Price | \$1,094,800 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,066 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |

Status Active

Community Information

Address 1410 43 Street Sw
Subdivision Rosscarrock
City Calgary
County Calgary
Province Alberta
Postal Code T3C 2A2



Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage
Appliances Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer
Heating Forced Air, Natural Gas
Cooling Rough-In
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line
Lot Description Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Brick, Composite Siding, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 26th, 2025
Days on Market 41
Zoning R-C2

Listing Details

Listing Office

CIR Realty

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