

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

MLS® #A2197450

\$1,094,800

4 Bedroom, 4.00 Bathroom, 2,066 sqft

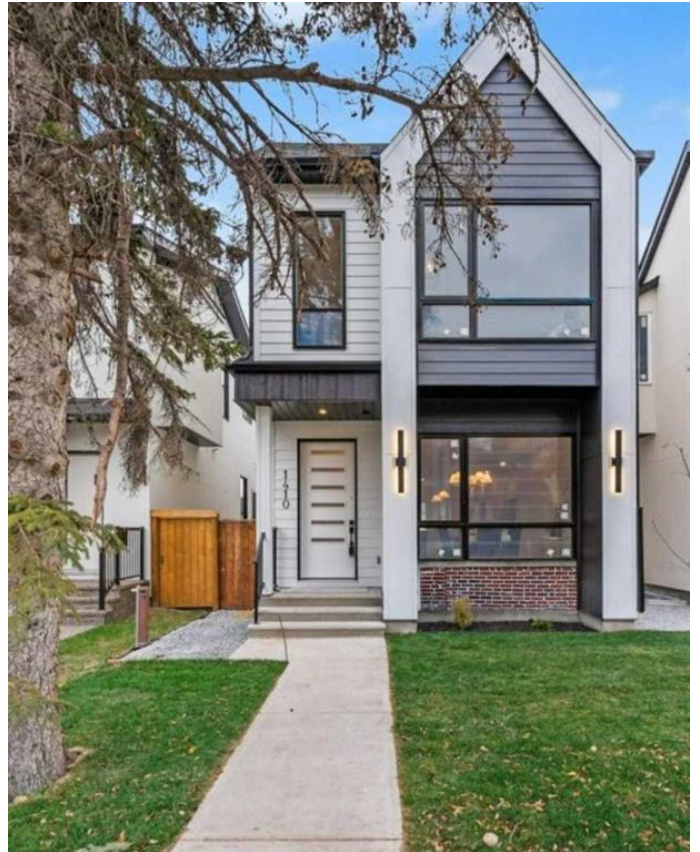
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

****Open House April 12 & 13, 11:00 am to 1:00 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 Kitchen Island, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Storage
Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Built-In Oven, Gas Cooktop, Range Hood, See Remarks
Heating Forced Air, Natural Gas
Cooling Rough-In
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Finished

Exterior

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

Additional Information

Date Listed February 26th, 2025
Days on Market 52
Zoning R-C2

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.