

# \$749,000 - 1424 43 Street Sw, Calgary

MLS® #A2209321

**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,607 sqft  
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

**\*\*Open House - Sunday, April 13 - 1-4pm\*\***

Welcome to this beautifully maintained 3-bedroom detached home, perfectly nestled on a quiet, tree-lined street in one of Calgary's most charming pockets of the city. From the moment you step inside, you'll feel the warmth and care that's gone into every corner. The bright main floor features a cozy 3-sided fireplace connecting the living and dining areas, a stunning renovated powder room, and at the rear of the home, a banquette dining nook and fully remodeled kitchen that's as functional as it is stylish — complete with quartz countertops, stainless steel appliances, a spacious island, corner pantry, and plenty of storage for the home chef. There's room to gather, host, and make memories here. Upstairs, you'll find a generous primary suite with an updated ensuite and a large walk-in closet with built-ins. Two additional well-sized bedrooms and a full family bathroom complete the upper level. The finished basement adds even more flexibility, offering open space for media, play, or fitness — plus a private office with doors, perfect for working from home. Step outside into your fully landscaped backyard oasis, where blooming lilacs, a spacious deck with pergola, and a peaceful, well-loved ambiance create the perfect setting for entertaining or unwinding. You'll want to spend every summer moment here. Extensive updates include a new roof (2020), luxury vinyl plank flooring and carpet (2020), home office



addition (2023), primary suite refresh (2024), air conditioning (2024), hot water tank (2024), powder room renovation (2025), and garage door (2025). The oversized, insulated, and dry-walled garage is the final touch. All of this just steps from the C-Train, schools, parks, and playgrounds, with easy access to downtown, shopping, and recreation. This is the one youâ€™ve been waiting for.

Built in 1997

### Essential Information

MLS® #	A2209321
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,607
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1424 43 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2A2

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Off Street
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, French Door, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Garden, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Sotheby's International Realty Canada
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