

# \$949,900 - 1114 42 Street Sw, Calgary

MLS® #A2220191

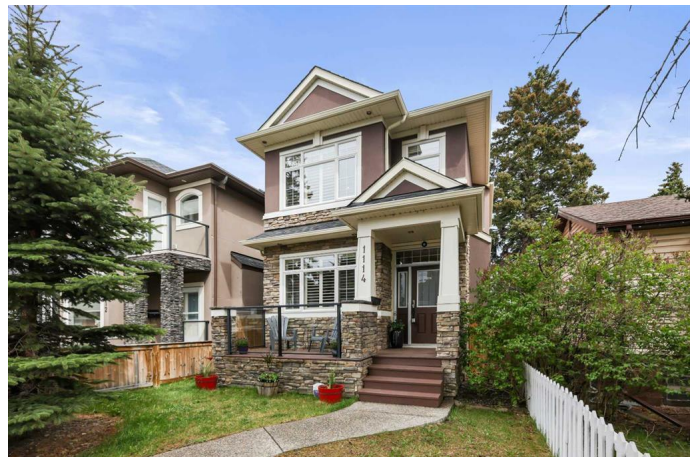
**\$949,900**

4 Bedroom, 4.00 Bathroom, 1,786 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

\*\*\* OPEN HOUSE - Saturday, May 17, 2025 - 1:30-4:00 pm \*\*\* I'm pleased to present this stunning and meticulously maintained detached infill home located in the desirable inner-city community of Rosscarrock. This fully developed property offers a total of four bedrooms and three and a half bathrooms, providing 2,661 square feet of luxurious living space. You'll immediately notice the exceptional craftsmanship and attention to detail throughout, including several high-end custom built-ins. Some of the special features include a striking curved staircase with open risers and custom railings, beautiful hand-scraped walnut hardwood flooring throughout the main level, and a three-way stone-covered gas fireplace that elegantly separates the living and dining rooms. The home boasts high-end custom-built maple cabinetry throughout, enhancing both its beauty and functionality. The spacious kitchen is a chef's dream, featuring a large granite island, abundant maple cabinets, and a convenient walk-in pantry. Upstairs, each of the three bedrooms includes a walk-in closet for ample storage. The expansive master bedroom offers a private retreat with a spa-like five-piece en-suite bathroom, complete with a relaxing jetted tub and a separate shower. You'll also find custom-built plantation shutters on every window and wiring for sound throughout the home. The completely finished lower level is a fantastic space, highlighted by a built-in stereo entertainment center with



maple cabinetry, a wet bar with granite counters, and a four-piece full bathroom and the spacious lower guest fourth bedroom also features its own walk-in closet.

This home enjoys an excellent location on a quiet street in the heart of Rosscarrock, surrounded by parks and schools for all ages. It's also just a short walk to the LRT, a quick commute to downtown, and offers easy access west to the mountains. This remarkable property truly reflects pride of ownership, both inside and out.

Built in 2011

### Essential Information

MLS® #	A2220191
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,786
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1114 42 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1Z1

### Amenities

Parking Spaces	2
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Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Skylight(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone, Dining Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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