$1,099,900 - 1137 41 Street Sw, Calgary

MLS® #A2234454

$1,099,900
4 Bedroom, 4.00 Bathroom, 2,036 sqft
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

OPEN HOUSE SATURDAY 5TH FROM 1-4PM AND SUNDAY 6TH FROM 2-4PM Located on a quiet street in the established community of Rosscarrock, brand new this 3+1 bedroom home has been built with great care & quality, offering over 2000 sq ft of developed living space plus a legal 1 bedroom basement suite. The open, airy main level presents wide plank hardwood floors & 10â€™ ceilings, showcasing a front dining area accentuated by a lovely feature wall & kitchen thatâ€™s tastefully finished with quartz counter tops, large island/eating bar, plenty of storage space & stainless steel appliance package. The living room is anchored by a feature fireplace surrounded by built-ins. A convenient mudroom & 2 piece powder room complete the main level. The second level hosts 3 bedrooms, a 4 piece bath plus a laundry room with sink & storage. The primary bedroom with dramatic vaulted ceiling, boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. The legal one bedroom basement suite features a large living/dining area, kitchen with plenty of counter/storage space & stainless steel appliances plus one good sized bedroom & 3 piece bath. Also enjoy the convenience of dedicated laundry facilities. Outside, enjoy the sunny west back yard with patio & access to the double detached garage. Located close to Shaganappi Point Golf Course, scenic Edworthy Park, schools, shopping, public transit & effortless access to

17th Avenue, Bow & Sarcee Trails. Immediate possession is available!

Built in 2025

Essential Information

MLS® #	A2234454
Price	$1,099,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,036
Acres	0.07
Year Built	2025
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	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Stove, Gas Cooktop, Microwave, Range Hood, Refrigerator

Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First

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