



THE
A-TEAM

**RE/MAX
FIRST**

1443 43 Street, Calgary T3C 2A3

MLS® #: **A2108592**

Area: **Rosscarrock**

Listing Date: **02/18/24**

List Price: **\$1,099,900**

Status: **Active**

County: **Calgary**

Change: **+\$75k, 04-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,955

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,955

Lot Information

Lot Sz Ar:

3,013 sqft

Lot Shape:

DOM

91

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

See Remarks

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

See Remarks

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator

Int Feat:

See Remarks

Utilities:

Room Information

Room

Entrance

Kitchen

Mud Room

Bedroom

Laundry

Level

Main

Main

Main

Upper

Upper

Dimensions

7`1" x 7`6"

9`0" x 18`6"

5`1" x 10`0"

9`2" x 11`0"

6`5" x 8`3"

Room

Dining Room

Living Room

Bedroom - Primary

Bedroom

Family Room

Level

Main

Main

Upper

Upper

Basement

Dimensions

10`0" x 12`7"

13`0" x 14`6"

13`5" x 14`0"

10`0" x 11`0"

11`5" x 15`1"

Kitchen
Bedroom
2pc Bathroom
4pc Bathroom

Basement
Basement
Main
Upper

8`2" x 10`0"
9`10" x 10`4"
5`5" x 6`9"
7`5" x 8`2"

Bedroom
Furnace/Utility Room
5pc Ensuite bath
4pc Bathroom

Basement
Basement
Upper
Basement

9`3" x 12`10"
5`9" x 7`9"
6`4" x 15`4"
6`0" x 10`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

5177GE

Remarks

Pub Rmks:

Hello INVESTORS!! ~ GET IN EARLY! ~ You are going to LOVE this one!!!! Coming soon to ROSSCARROCK ~ Welcome to the epitome of urban elegance - a stunning, yet-to-be-constructed semi-detached inner city infill nestled on a charming tree-lined street, just minutes away from downtown. As an added advantage - this home comes with a LEGAL BASEMENT SUITE (pending final approval and permits from the City of Calgary), which provides an excellent opportunity for additional income or an ideal space for guests!! Located in the heart of the city, this residence offers the best of both worlds - a tranquil neighbourhood setting, while being in close proximity to the vibrant pulse of downtown life. Designed with meticulous attention to detail, this luxury home will boast a contemporary aesthetic. Upon entry you will appreciate the open floor plan which is perfect for entertaining. The heart of the home is a chef's delight! A state-of-the-art kitchen equipped with a MASSIVE quartz island. Premium finishes will inspire culinary creativity + with an adjacent coffee bar + pantry, there is no shortage of kitchen storage in this home! The patio doors at the rear of the home lead you to your WEST backyard sanctuary where you can entertain late into the SUMMER EVENINGS. The upper bedrooms are designed for tranquility, featuring ample space, and large windows that invite the outdoors in. The primary, with a large walk in closet will be BEAUTIFUL as it overlooks one of the prettiest streets in the community. The lower level features a full kitchen, spacious living area, bathroom + two bedrooms at opposite ends of the home, for added privacy. Enjoy the convenience of being just moments away from popular amenities, trendy boutiques, cafes, and entertainment options. Embrace the vibrant lifestyle!! This masterpiece in the making could be yours by early fall 2024! + The BEST PART, there is still time to CUSTOMIZE your finishings!

Inclusions:
Property Listed By:

N/A
The Real Estate District

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

