



THE
A-TEAM

**RE/MAX
FIRST**

1419 41 Street, Calgary T3C 1X7

MLS®#: **A2153388**

Area: **Rosscarrow**

Listing Date: **07/29/24**

List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,058

Year Built:

2023

Low Sqft:

Ttl Sqft:

2,058

Lot Information

Lot Sz Ar:

3,056 sqft

Lot Shape:

DOM

51

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,Few Trees

Park Feat:

Alley Access,Double Garage Attached,Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator**

Int Feat: **Ceiling Fan(s),Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed**

Utilities: **Cable Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`2" x 9`1"
Dining Room	Main	16`9" x 7`4"
2pc Bathroom	Main	5`1" x 5`0"
Mud Room	Main	8`1" x 5`3"
5pc Ensuite bath	Upper	16`5" x 8`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`3" x 12`6"
Other	Main	12`1" x 11`7"
Foyer	Main	8`0" x 4`9"
Bedroom - Primary	Upper	14`11" x 13`4"
Bedroom	Upper	12`11" x 10`3"

Bedroom	Upper	12`6" x 11`3"	4pc Bathroom	Upper	8`8" x 4`11"
Laundry	Upper	7`8" x 5`0"	Kitchen	Suite	12`1" x 6`8"
Living Room	Suite	19`1" x 14`1"	Bedroom	Suite	13`2" x 12`1"
4pc Bathroom	Suite	8`11" x 4`11"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2311169**

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to 1419 41 St SW... This is a great opportunity to own a brand new gorgeous SEMI -DETACHED INFILL WITH A ONE BEDROOM 754 sq ft.(LEGAL SUITE)on a very quiet street in Rosscarrock. This home was constructed by a seasoned Calgary Builder who has over 40 years experience in the building industry. The main & upper levels of this luxurious home have 2,058 sq ft of living space which is perfect for growing families or those families who want to downsize & have a rental opportunity while they are in the south for the winter. The living area above grade as you enter the front door has a office / front room area with lots of large windows so it is nice & bright, there is a powder room along with a gorgeous kitchen with high end cabinetry, lots of storage space with SS appliances with a gas stove. The remainder of the main floor has a spacious dining area as well as a cozy family room with a gas fireplace. The rear entrance of the home brings you into a very functional mudroom. The rear west facing 21'x12 deck is a great place for the family to enjoy those Calgary summer days. The upper level has a large primary bedroom with vaulted ceilings a large walk-in closet with a gorgeous 5-piece ensuite. The upper level also boast a fair size laundry room with a sink & lots of hanging space. The good size second bedroom has a 7'2 "x7'2" walk in closet. The third bedroom is perfect for a kid's room or additional office space. The lower LEGAL 1 BEDROOM RENTAL (A GREAT MORTGAGE HELPER POTENTIALLY ANYWHERE FROM \$1500-\$1700 / MONTHLY RENTAL INCOME)has many fine features perfect for the extended family or as a REVENUE GENERATOR has a spacious open concept living room, dining room & kitchen but also a large bedroom with walk-in closet a 4 piece bathroom with cheater door to the bedroom. The lower level will be keep very comfortable with IN FLOOR HOT WATER HEAT there is also a convenient laundry Room. This Home is a must see just s few blocks from the C-train station and many wonderful schools & playgrounds.**

Inclusions:
 Property Listed By: **N/A**
RE/MAX Realty Professionals

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