



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1417 41 Street, Calgary T3C 1X7**

MLS®#: **A2156164**

Area: **Rosscarrow**

Listing Date: **08/08/24**

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:

**2,089**

Year Built:

**2023**

Low Sqft:

Ttl Sqft:

**2,089**

Lot Information

Lot Sz Ar:

**6,092 sqft**

Lot Shape:

DOM

**41**

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:

Park Feat:

**Back Yard,Lawn,Low Maintenance Landscape**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Gas Stove,Range Hood,Refrigerator**

Int Feat:

**Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 18`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`1" x 12`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`5" x 16`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 12`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`8" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>8`5" x 16`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 12`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`8" x 11`2"</b>	<b>Laundry</b>	<b>Upper</b>	<b>4`11" x 7`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`1" x 15`1"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`4" x 10`8"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`1" x 7`2"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`11" x 4`11"</b>

**Bedroom  
Game Room**

**Basement  
Basement**

**13`2" x 12`0"  
19`1" x 18`8"**

**Kitchen  
Furnace/Utility Room**  
Legal/Tax/Financial

**Basement  
Basement**

**12`3" x 2`3"  
9`0" x 10`0"**

Title:  
**Fee Simple**  
Legal Desc:

**8409GA**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY SEPTEMBER 15, 11 AM - 12:30 PM. Brand New Semi Detached Infill. Quality of Construction is Apparent Throughout! Bright & Modern Interior complete with 9' Ceilings, Stunning Gas Fireplace and built in focal point. Dream Kitchen featuring Huge Quarts Island, Canadian Made Ekko Custom Cabinets and 2 Pantry's! Upstairs offers huge primary bedroom with Vaulted Ceilings, walk in closet, ensuite with dual sinks, private toilet, comfortably sized shower and separate soaker tub. Upper level laundry room complete with a soaker sink. Legal lower suite offering an additional 915 square feet! Incredible opportunity to move into your dream home now, with the benefits of a mortgage helper. Legal lower suite includes a private entrance, large windows, in floor heat, laundry room, full sized linen closet and walk in closet in the bedroom. Designed to function as a comfortable self contained living space. Offering a thoughtful layout, with the potential to seamlessly open the lower level to become part of the home if the in-law, nanny or income suite is no longer desired. This Incredible home is equip with a 75 Gallon Hot water Tank, Large Back Deck and is located walking distance to amenities and transit!**

Inclusions: **Second Dishwasher, Second Refrigerator**  
Property Listed By: **CIR Realty**

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











