



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2170119**

Area: **Rosscarrow**

Listing Date: **10/02/24**

List Price: **\$1,065,000**

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

**49**

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 SATURDAY NOVEMBER 16th, 11AM - 1PM. 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! Fitted window coverings throughout are banded shades for optimal light control! 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 with hydronic in floor heat system in the lower suite. 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 an upgraded party wall and resilient sound bar in the basement ceiling. 75 Gallon Hot water Tank, Large Back Deck and is located walking distance to amenities and transit!**

Inclusions:  
Property Listed By:

**Second Dishwasher, Second Refrigerator  
CIR Realty**

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



















