

## 1410 43 Street, Calgary T3C 2A2

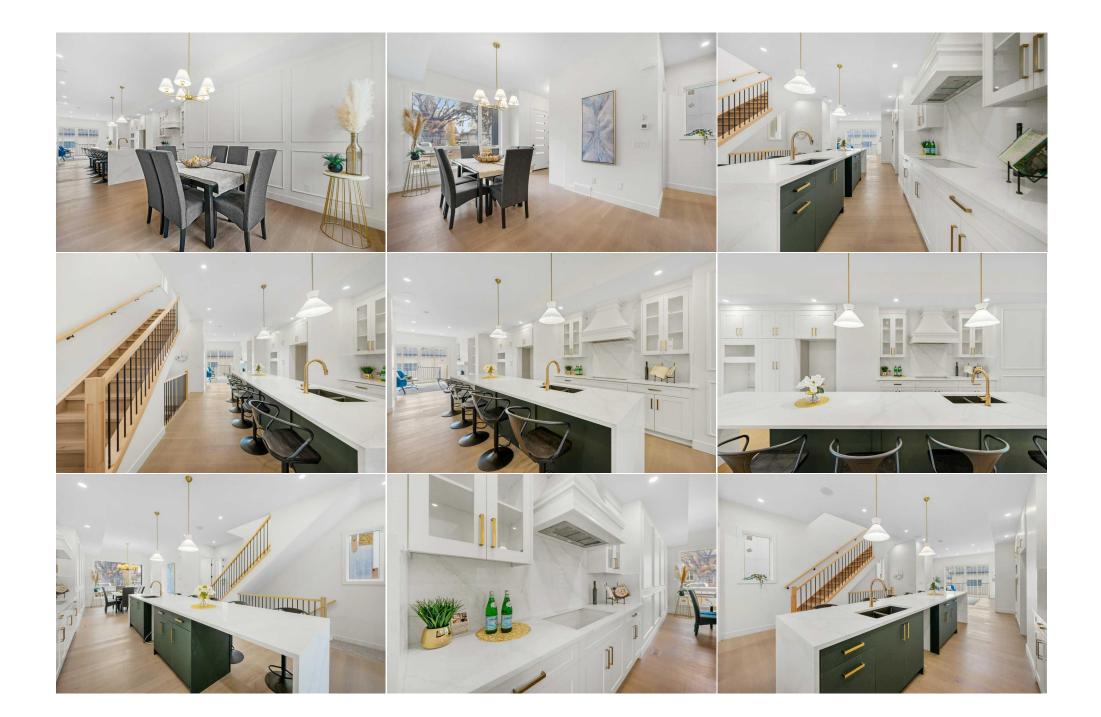
MLS®#:	A2197450	Area:	Rosscarrock	Listing Date:	02/26/25		List Price:	\$1,098,000			
Status:	Active	County:	Calgary	Change:	None		Associatio	n: Fort McMurray			
				General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar:	ation	Residentia Detached Calgary 2024 3,056 sqft		<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	2,066 2,066	DOM <b>0</b> Layout Beds: Baths: Style:	4 (3 1 ) 3.5 (3 1) 2 Storey
		+		Lot Shape: Access: Lot Feat: Park Feat:		Back Lane, Double Ga			aped,Rectangular Lot	<u>Parking</u> Ttl Park: Garage Sz:	2 2

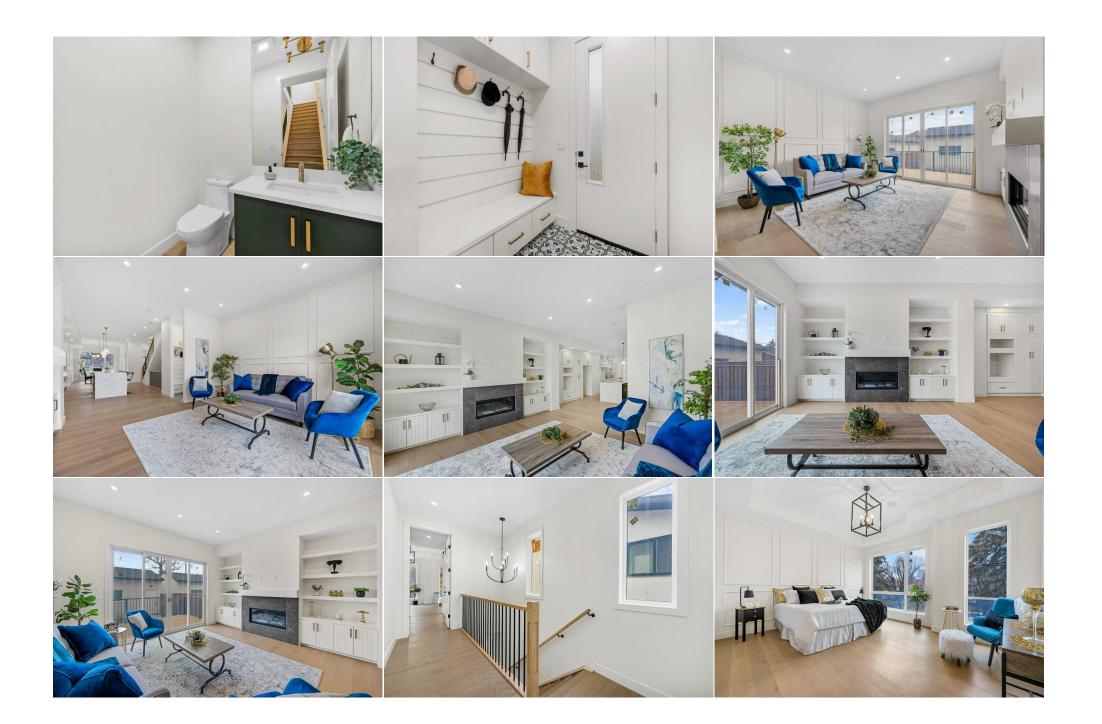
Utilities and Features

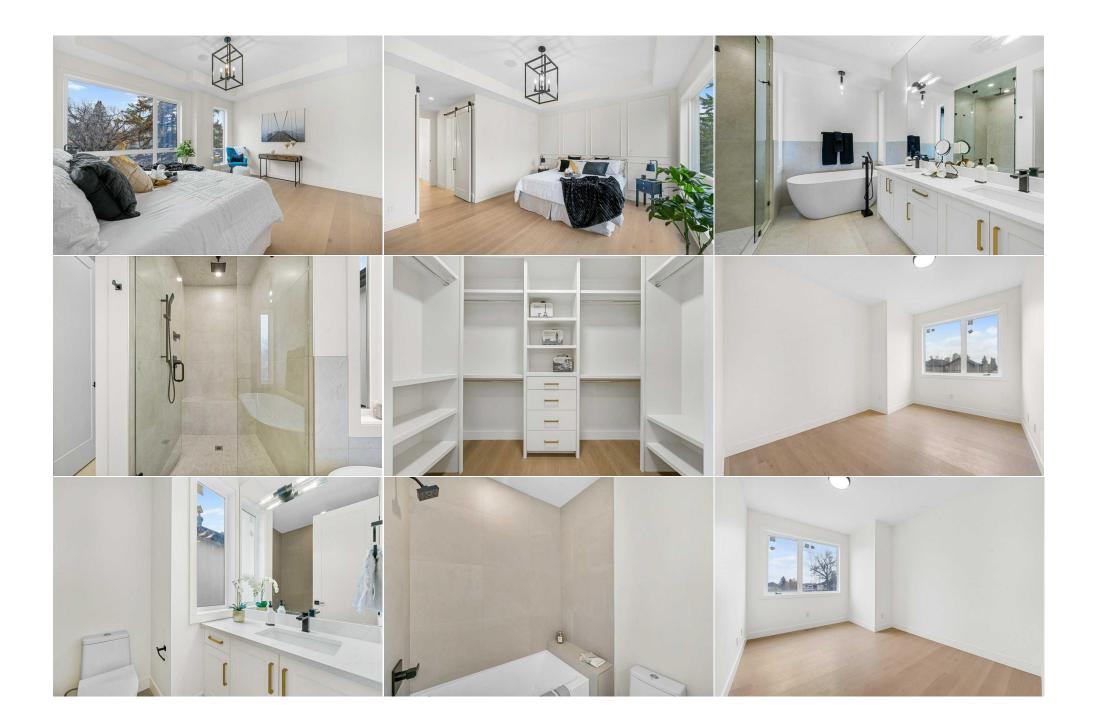
Roof:	Asphalt Shingle	Construction:
Heating:	Forced Air, Natural Gas	Brick,Composite Siding,Stucco,Wood Frame
Sewer:		Flooring:
Ext Feat:	Balcony,BBQ gas line	Hardwood
		Water Source:
		Fnd/Bsmt:
		Poured Concrete
Kitchen Appl:	Built-In Oven,Dishwasher,Gas Cooktop,Mi	crowave,Range Hood,Refrigerator,See Remarks,Washer/Dryer
Int Feat:	Built-in Features, Closet Organizers, Double	e Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage
Utilities:		

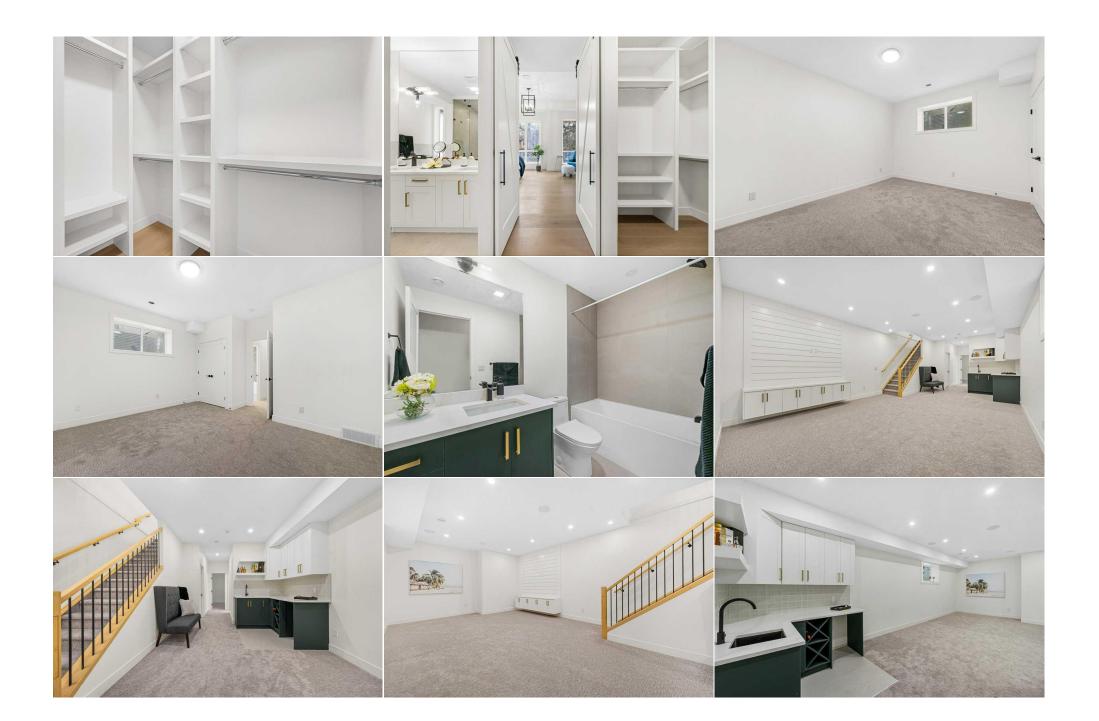
Room         Level         Dimensions         Room         Level         Dimensions           Living Room         Main         44'10" x 51'11"         Kitchen         Main         82'0" x 45'5".           2pc Bathroom         Main         16'5" x 18'4"         Dining Room         Main         49'9" x 32'10"           Bedroom - Primary         Upper         44'3" x 51'11"         Spc Ensuite bath         Upper         20'" x 45'5".           Walk-In Closet         Upper         20'" x 42'5'".         Laundry         Upper         20'" x 32'0".           Walk-In Closet         Upper         20'" x 42'5".         Bedroom         Upper         56'10" x 32'0".           Bedroom         Upper         56'10" x 32'0".         Bedroom         Basement         44'3" x 46'9".           Legal/Tax/Financial         Zoning:         Fee         Simple         R-C2           Legal/Dasc:         2311957         Remarks         Pub Rmks:         Unwind in unparalleled style in this stunning brad-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a airy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' island, perfect           Pub Rmks:         Unwind in unparalleled style in this stunning brad-new infill detached home in desirable Rosscarrock! Soaring		1	<b>D</b> '	Deserve		Discosting					
Zpc Bathroom       Main       16'5" x 18'4"       Dining Room       Main       49'9" x 32'10"         Bedroom - Primary       Upper       44'3" x 51'11"       5pc Ensulte bath       Upper       38'10" x 32'0"         Walk-In Closet       Upper       30'1" x 18'7"       Laundry       Upper       20'3" x 25'5"         4pc Bathroom       Upper       28'2" x 19'2"       Bedroom       Upper       56'10" x 32'0"         Bedroom       Upper       56'10" x 32'0"       Bedroom       Basement       44'3" x 46'9"         4pc Bathroom       Basement       29'9" x 16'2"       Game Room       Basement       94'1" x 46'9"         Legal/Tax/Financial       Zoning:       Remarks       Kemarks       Kemarks       Kemarks         Pub Rmks:       Unwind in unparalled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a airy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a masive 14' island, perfect entertaining a crowd or simply spreading out for gournet creations. Imagine while guests mingle nearby, or enjoying a quiet breakfast in morning light. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. Cevenings by the fireplace become even more inviting with the warmth readiating through the beautifue warmth readiating through the beautifue warmth readiating through the bea		Level	Dimensions	<u>Room</u>	Level	Dimensions					
Bedroom - Primary       Upper       44'3" x 51'11"       5pc Ensuite bath       Upper       38'10" x 32'0"         Walk-In Closet       Upper       30'1" x 18'7"       Laundry       Upper       20'3" x 25'5"         Apc Bathroom       Upper       28'2" x 19'2"       Bedroom       Upper       56'10" x 32'0"         Bedroom       Upper       56'10" x 32'0"       Bedroom       Basement       44'3" x 46'9"         Apc Bathroom       Basement       29'9" x 16'2"       Game Room       Basement       94'1" x 46'9"         Itle:       Zoning:       Rec2       Egal/Tax/Financial       Fee Simple       R-C2         Legal Desc:       2311957       Remarks       Remarks       Pub Rmks:       Unwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a ality feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' Island, perfect entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast in morning light. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious confort. C evenings by the fireplace become even more invitting with the warmt radiating through the beautiful warm-toned hardwood floors. Picture quiet mornings coffee in a sun-drenched living room, or evenings curled up with a book - the pos											
Walk-In Closet       Upper       30'1" x 18'7"       Laundry       Upper       20'3" x 25'5"         tpc Bathroom       Upper       28'2" x 19'2"       Bedroom       Upper       56'10" x 32'0"         Bedroom       Upper       56'10" x 32'0"       Bedroom       Basement       44'3" x 46'9"         tpc Bathroom       Basement       29'9" x 16'2"       Game Room       Basement       94'1" x 46'9"         Legal/Tax/Financial       Zoning:       R-C2       Rec2       Same Room       Basement       94'1" x 46'9"         upper       2311957       Remarks       Remarks       Unwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a airy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' Island, perfect or evenings by the fireplace become even more inviting with the warmth radiating through the beautiful warm-toned hardwood floors. Picture quiet morning ight. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxirous comfort. Cevenings by the fireplace become even more inviting with a book - the possibilities for relaxation and unwinding are endless. Three spacious bedroo provide ample room for guests or a home office, while 3.5 bathrooms, including a luxirois primary retract, ensure everyone has their own private basis. Stereet was ainding soaker tub, heated porcelain tiled floors for ultimate comfort, and a fully tiled shower with a bench and rain sh	•			5							
Apc Bathroom       Upper       28 '2" x 19 '2"       Bedroom       Upper       56 '10" x 32 '0"         Bedroom       Upper       56 '10" x 32 '0"       Bedroom       Basement       44 '3" x 46' 9"         Apc Bathroom       Basement       29' 9" x 16' 2"       Game Room       Basement       44 '3" x 46' 9"         Apc Bathroom       Basement       29' 9" x 16' 2"       Game Room       Basement       94' 1" x 46' 9"         Itile:       Zoning:       Remarks       Rec2       Remarks       Remarks       Pub Rmks:       Inwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a ariy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' Island, perfect entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast in morning light. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. C evenings by the fireplace become even more inviting with the warmth radiating through the beautiful warm-toned hardwood floors. Picture quiet mornings coffee in a sun-drenched living room, or evenings curled up with a book - the possibilities for relaxation and unwinding are endless. Three spacious bedroon provide ample room for guests or a home office, while 3.5 bathrooms, including a luxurious primary retreat, ensure everyone has their own private oasis. T primary bedroom including a walk-in closet boasts custom bu	-			-	• •						
Bedroom       Upper       56 10° x 32`0°       Bedroom       Basement       44`3" x 46`9"         Apc Bathroom       Basement       29`9" x 16`2"       Game Room       Basement       94`1" x 46`9"         Apc Bathroom       Bedroom       Basement       94`1" x 46`9"       94`1" x 46`9"         Itile:       Zoning:       Rec2       Egal/Tax/Financial       Fee Simple       R-C2         Legal/Desc:       2311957       Remarks       Remarks       Unwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a airy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' island, perfect entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast in morning light. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. Ceveryone has their own private oasis. T primary bedroom including a walk-in closet boasts custom built-ins to keep your wardrobe organized, while the spa-like 5-piece ensuite beckons with a free standing soaker tub, heated porcelain tiled floors for ultimate comfort, and a fully tiled shower with a bench and rain shower head to melt away stress. Ste your haven and discover the charm of Rosscarrock. Explore nearby park like Glendale Meadows or Edworthy Park for a breath of fresh air, or simply relax i tranquility of your private backyard - the perfect spot for summer barbecues or stargazing on clear nights. Shopping and amenitie		••		-							
4pc Bathroom       Basement       29 '9 " x 16 '2 "       Game Room Legal/Tax/Financial       Basement       94 '1 " x 46 '9"         Title:       Zoning: Fee Simple       R-C2       R-C2       Remarks       Image: R-C2       Image:	•	••			• •						
Legal/Tax/Financial         Title:       Zoning:         Fee Simple       R-C2         Legal Desc:       2311957         Remarks       Unwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a airy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' island, perfect entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast in morning light. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. C evenings by the fireplace become even more inviting with the warmt radiating through the beautiful warm-toned hardwood floors. Picture quiet mornings coffee in a sun-drenched living room, or evenings curled up with a book - the possibilities for relaxation and unwinding are endless. Three spacious bedroom provide ample room for guests or a home office, while 3.5 bathrooms, including a luxurious primary retreat, ensure everyone has their own private oasis. T primary bedroom including a walk-in closet boasts custom built-ins to keep your wardrobe organized, while the spa-like 5-piece ensuite beckons with a free standing soaker tub, heated porcelain tiled floors for ultimate comfort, and a fully tiled shower with a bench and rain shower head to melt away stress. Ste your haven and discover the charm of Rosscarrock. Explore nearby parks like Glendale Meadows or Edworthy Park for a breath of fresh air, or simply relax i tranquility of your private backyard - the perfect spot for summer barbecues or stargazing on clear nights. Shopping and amenities on 33rd Street W are jut		••									
Title:       Zoning:         Fee Simple       R-C2         Legal Desc:       2311957         Pub Rmks:       Unwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a airy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' island, perfect entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast in morning light. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. C evenings by the fireplace become even more inviting with the warmth radiating through the beautiful warm-toned hardwood floors. Picture quiet mornings coffee in a sun-drenched living room, or evenings curled up with a book - the possibilities for relaxation and unwinding are endless. Three spacious bedroos provide ample room for guests or a home office, while 3.5 bathrooms, including a luxurious primary retreat, ensure everyone has their own private oasis. T primary bedroom including a walk-in closet boasts custom built-ins to keep your wardrobe organized, while the spa-like 5-piece ensuite beckons with a free standing soaker tub, heated porcelain tiled floors for ultimate comfort, and a fully tiled shower with a bench and rain shower head to melt away stress. Ste your haven and discover the charm of Rosscarrock. Explore nearby parks like Glendale Meadows or Edworthy Park for a breath of fresh air, or simply relax i tranquility of your private backyard - the perfect spot for summer barbecues or stargazing on clear nights. Shopping and amenities on 33rd Street W are ju	4pc Bathroom	Basement	29 9" x 16 2"		Basement	94 1" x 46 9"					
Fee Simple       R-C2         Legal Desc:       2311957         Pub Rmks:       Unwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a airy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' island, perfect entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast in morning light. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. Corevenings by the fireplace become even more inviting with the warmth radiating through the beautiful warm-toned hardwood floors. Picture quiet mornings coffee in a sun-drenched living room, or evenings curled up with a book - the possibilities for relaxation and unwinding are endless. Three spacious bedroop provide ample room for guests or a home office, while 3.5 bathrooms, including a luxurious primary retreat, ensure everyone has their own private oasis. T primary bedroom including a walk-in closet boasts custom built-ins to keep your wardrobe organized, while the spa-like 5-piece ensuite beckons with a free standing soaker tub, heated porcelain tiled floors for ultimate comfort, and a fully tiled shower with a bench and rain shower head to melt away stress. Ste your haven and discover the charm of Rosscarrock. Explore nearby parks like Glendale Meadows or Edworthy Park for a breath of fresh air, or simply relax i tranquility of your private backyard - the perfect spot for summer barbecues or stargazing on clear nights. Shopping and amenities on 33rd Street W are ju				Legal/Tax/Financial							
Legal Desc:       2311957         Remarks           Pub Rmks:           Pub Rmks:           Unwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a airy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' island, perfect entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast in morning light. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. C evenings by the fireplace become even more inviting with the warmth radiating through the beautiful warm-toned hardwood floors. Picture quiet mornings coffee in a sun-drenched living room, or evenings curled up with a book - the possibilities for relaxation and unwinding are endless. Three spacious bedroop provide ample room for guests or a home office, while 3.5 bathrooms, including a luxurious primary retreat, ensure everyone has their own private oasis. T primary bedroom including a walk-in closet boasts custom built-ins to keep your wardrobe organized, while the spa-like 5-piece ensuite beckons with a free standing soaker tub, heated porcelain tiled floors for ultimate comfort, and a fully tiled shower with a bench and rain shower head to melt away stress. Stere your haven and discover the charm of Rosscarrock. Explore nearby parks like Glendale Meadows or Edworthy Park for a breath of fresh air, or simply relax i tranquility of your private backyard - the perfect spot for summer barbecues or stargazing on clear nights. Shopping and amenities on 33rd Street W are jue tranquility of y			5								
Pub Rmks: Unwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a airy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' island, perfect entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast in morning light. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. C evenings by the fireplace become even more inviting with the warmth radiating through the beautiful warm-toned hardwood floors. Picture quiet mornings coffee in a sun-drenched living room, or evenings curled up with a book - the possibilities for relaxation and unwinding are endless. Three spacious bedrooi provide ample room for guests or a home office, while 3.5 bathrooms, including a luxurious primary retreat, ensure everyone has their own private oasis. T primary bedroom including a walk-in closet boasts custom built-ins to keep your wardrobe organized, while the spa-like 5-piece ensuite beckons with a free standing soaker tub, heated porcelain tiled floors for ultimate comfort, and a fully tiled shower with a bench and rain shower head to melt away stress. Ste your haven and discover the charm of Rosscarrock. Explore nearby parks like Glendale Meadows or Edworthy Park for a breath of fresh air, or simply relax i tranquility of your private backyard - the perfect spot for summer barbecues or stargazing on clear nights. Shopping and amenities on 33rd Street W are ju	Fee Simple		R-C2								
Pub Rmks: Unwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a airy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' island, perfect entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast in morning light. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. C evenings by the fireplace become even more inviting with the warmth radiating through the beautiful warm-toned hardwood floors. Picture quiet mornings coffee in a sun-drenched living room, or evenings curled up with a book - the possibilities for relaxation and unwinding are endless. Three spacious bedrood provide ample room for guests or a home office, while 3.5 bathrooms, including a luxurious primary retreat, ensure everyone has their own private oasis. T primary bedroom including a walk-in closet boasts custom built-ins to keep your wardrobe organized, while the spa-like 5-piece ensuite beckons with a free standing soaker tub, heated porcelain tiled floors for ultimate comfort, and a fully tiled shower with a bench and rain shower head to melt away stress. Ste your haven and discover the charm of Rosscarrock. Explore nearby parks like Glendale Meadows or Edworthy Park for a breath of fresh air, or simply relax tranquility of your private backyard - the perfect spot for summer barbecues or stargazing on clear nights. Shopping and amenities on 33rd Street W are ju	Legal Desc:	2311957									
airy feel that flows seamlessly into the heart of the home - the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' island, perfect entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast in morning light. This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. C evenings by the fireplace become even more inviting with the warmth radiating through the beautiful warm-toned hardwood floors. Picture quiet mornings coffee in a sun-drenched living room, or evenings curled up with a book - the possibilities for relaxation and unwinding are endless. Three spacious bedrood provide ample room for guests or a home office, while 3.5 bathrooms, including a luxurious primary retreat, ensure everyone has their own private oasis. T primary bedroom including a walk-in closet boasts custom built-ins to keep your wardrobe organized, while the spa-like 5-piece ensuite beckons with a free standing soaker tub, heated porcelain tiled floors for ultimate comfort, and a fully tiled shower with a bench and rain shower head to melt away stress. Ste your haven and discover the charm of Rosscarrock. Explore nearby parks like Glendale Meadows or Edworthy Park for a breath of fresh air, or simply relax tranquility of your private backyard - the perfect spot for summer barbecues or stargazing on clear nights. Shopping and amenities on 33rd Street W are ju											
you to enjoy the best of both worlds. Immediate Possession is Available. Appliance package can be upgraded to suit your culinary desires - Basement in-flo heating roughed-in - Don't miss out on this opportunity to elevate your lifestyle and live in a home that perfectly blends luxury and convenience - contact y	Pub Rmks:	•	, ,								
	Pub Rmks:	airy feel that flows se entertaining a crowd in morning light. This evenings by the firepl coffee in a sun-drench provide ample room fo primary bedroom incl standing soaker tub, l your haven and disco tranquility of your pri short distance away, you to enjoy the best heating roughed-in - l	amlessly into the heart of the home or simply spreading out for gourme expansive haven extends beyond 2 lace become even more inviting with ned living room, or evenings curled or guests or a home office, while 3. uding a walk-in closet boasts custon heated porcelain tiled floors for ulti ver the charm of Rosscarrock. Explo vate backyard - the perfect spot for ensuring convenience for your ever of both worlds. Immediate Possessi Don't miss out on this opportunity t	- the chef-inspired kitchen. Here t creations. Imagine whipping up ,900 square feet, offering a space n the warmth radiating through th up with a book - the possibilities f b bathrooms, including a luxurious n built-ins to keep your wardrobe mate comfort, and a fully tiled sho re nearby parks like Glendale Mea summer barbecues or stargazing yday needs. Plus, easy access to c on is Available. Appliance packag	, your culinary dreams come a feast while guests mingle n e that seamlessly blends mode for relaxation and unwinding s primary retreat, ensure eve organized, while the spa-like ower with a bench and rain sl adows or Edworthy Park for a g on clear nights. Shopping ar downtown Calgary puts the ci le can be upgraded to suit you	true on a massive 14' island, perfect for earby, or enjoying a quiet breakfast bathe ern design with luxurious comfort. Cozy wood floors. Picture quiet mornings with a are endless. Three spacious bedrooms ryone has their own private oasis. The 5-piece ensuite beckons with a free- nower head to melt away stress. Step outs breath of fresh air, or simply relax in the ad amenities on 33rd Street W are just a ty's vibrant energy within reach, allowing ur culinary desires - Basement in-floor					
•		airy feel that flows se entertaining a crowd in morning light. This evenings by the firepl coffee in a sun-drench provide ample room fr primary bedroom incl standing soaker tub, l your haven and disco tranquility of your pri short distance away, you to enjoy the best heating roughed-in - I favorite realtor today	amlessly into the heart of the home or simply spreading out for gourme expansive haven extends beyond 2 lace become even more inviting with ned living room, or evenings curled or guests or a home office, while 3. uding a walk-in closet boasts custon heated porcelain tiled floors for ulti ver the charm of Rosscarrock. Explo vate backyard - the perfect spot for ensuring convenience for your ever of both worlds. Immediate Possessi Don't miss out on this opportunity t	- the chef-inspired kitchen. Here t creations. Imagine whipping up ,900 square feet, offering a space n the warmth radiating through th up with a book - the possibilities f b bathrooms, including a luxurious n built-ins to keep your wardrobe mate comfort, and a fully tiled sho re nearby parks like Glendale Mea summer barbecues or stargazing yday needs. Plus, easy access to c on is Available. Appliance packag	, your culinary dreams come a feast while guests mingle n e that seamlessly blends mode for relaxation and unwinding s primary retreat, ensure eve organized, while the spa-like ower with a bench and rain sl adows or Edworthy Park for a g on clear nights. Shopping ar downtown Calgary puts the ci le can be upgraded to suit you	true on a massive 14' island, perfect for earby, or enjoying a quiet breakfast bather ern design with luxurious comfort. Cozy wood floors. Picture quiet mornings with a are endless. Three spacious bedrooms ryone has their own private oasis. The e 5-piece ensuite beckons with a free- nower head to melt away stress. Step outsi breath of fresh air, or simply relax in the ad amenities on 33rd Street W are just a ty's vibrant energy within reach, allowing ur culinary desires - Basement in-floor					
favorite realtor today!       Inclusions:     N/A       Property Listed By:     CIR Realty	Inclusions:	airy feel that flows se entertaining a crowd in morning light. This evenings by the firepl coffee in a sun-drench provide ample room fr primary bedroom incl standing soaker tub, l your haven and disco tranquility of your pri short distance away, you to enjoy the best heating roughed-in - I favorite realtor today N/A	amlessly into the heart of the home or simply spreading out for gourme expansive haven extends beyond 2 lace become even more inviting with ned living room, or evenings curled or guests or a home office, while 3. uding a walk-in closet boasts custon heated porcelain tiled floors for ulti ver the charm of Rosscarrock. Explo vate backyard - the perfect spot for ensuring convenience for your ever of both worlds. Immediate Possessi Don't miss out on this opportunity t	- the chef-inspired kitchen. Here t creations. Imagine whipping up ,900 square feet, offering a space n the warmth radiating through th up with a book - the possibilities f b bathrooms, including a luxurious n built-ins to keep your wardrobe mate comfort, and a fully tiled sho re nearby parks like Glendale Mea summer barbecues or stargazing yday needs. Plus, easy access to c on is Available. Appliance packag	, your culinary dreams come a feast while guests mingle n e that seamlessly blends mode for relaxation and unwinding s primary retreat, ensure eve organized, while the spa-like ower with a bench and rain sl adows or Edworthy Park for a g on clear nights. Shopping ar downtown Calgary puts the ci le can be upgraded to suit you	true on a massive 14' island, perfect for earby, or enjoying a quiet breakfast bathed ern design with luxurious comfort. Cozy wood floors. Picture quiet mornings with a are endless. Three spacious bedrooms ryone has their own private oasis. The e 5-piece ensuite beckons with a free- hower head to melt away stress. Step outsid breath of fresh air, or simply relax in the ad amenities on 33rd Street W are just a ty's vibrant energy within reach, allowing ur culinary desires - Basement in-floor					

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















1410 43 St SW, Calgary, AB Main Floor Exterior Area 559.76 sq ft 1410 43 St SW, Calgary, AB 2nd Floor Exterior Area 1106.54 sq ft





1410 43 St SW, Calgary, AB Basement (Below Grade) Exterior Area 810.62 sq ft

