

## 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

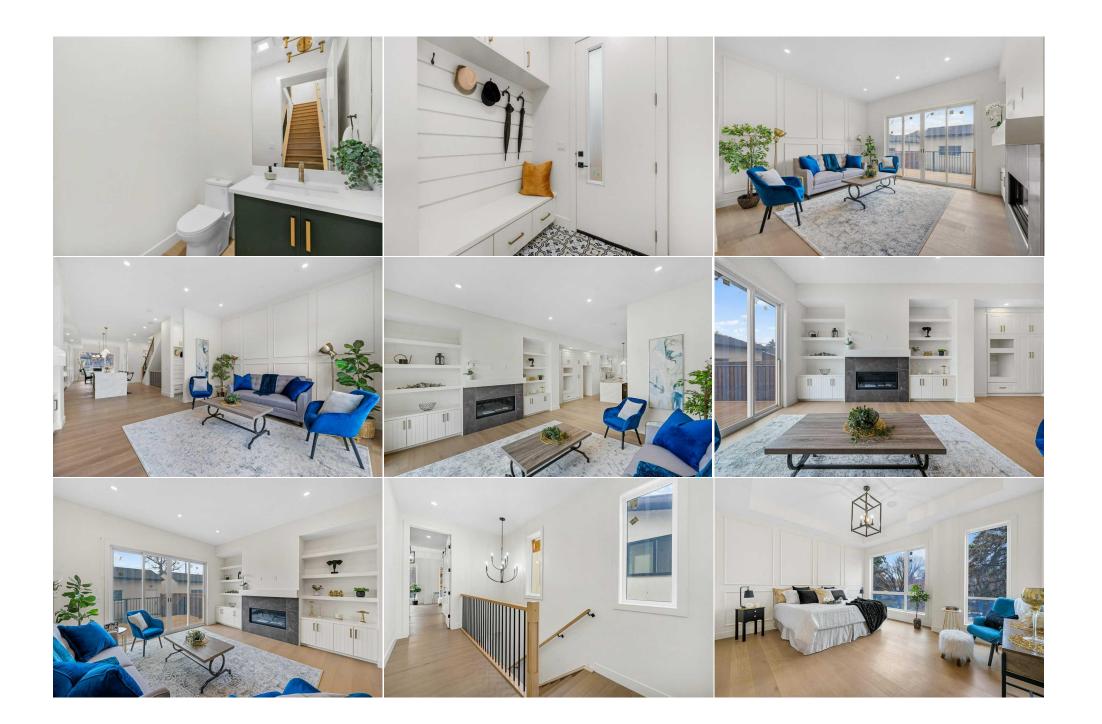
Utilities and Features

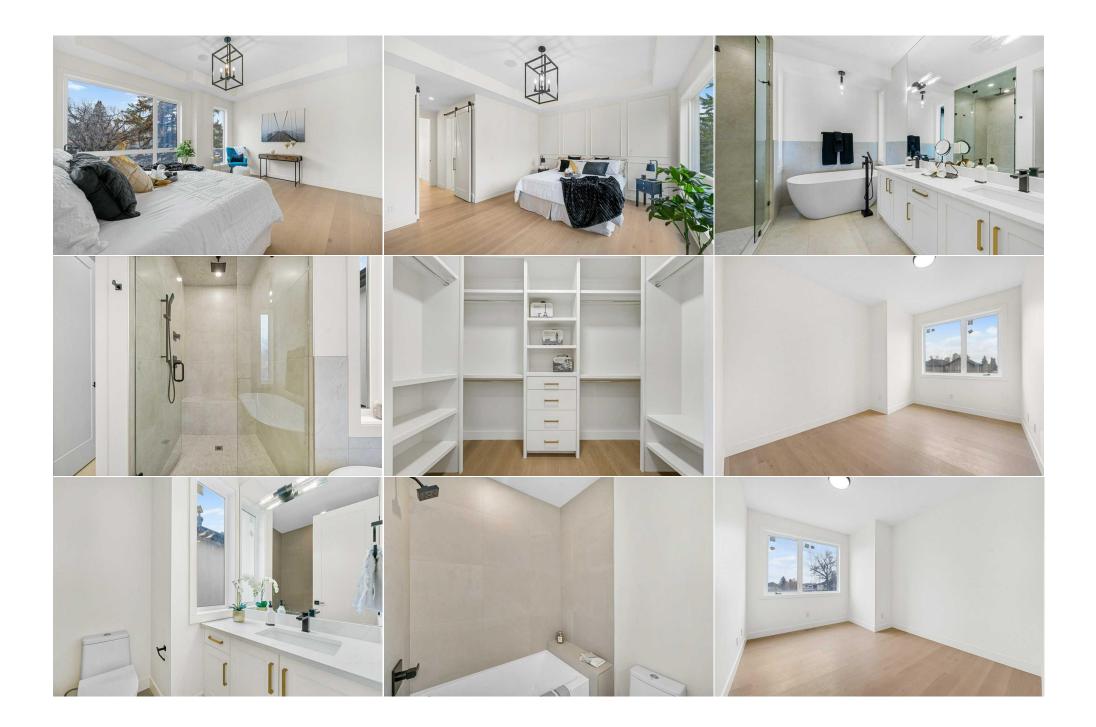
Roof:	Asphalt Shingle	Construction:
Heating:	Forced Air, Natural Gas	Brick,Composite Siding,Stucco,Wood Frame
Sewer:		Flooring:
Ext Feat:	Balcony,BBQ gas line	Hardwood
		Water Source:
		Fnd/Bsmt:
		Poured Concrete
Kitchen Appl:	Built-In Oven,Dishwasher,Gas Cooktop,Mi	crowave,Range Hood,Refrigerator,See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

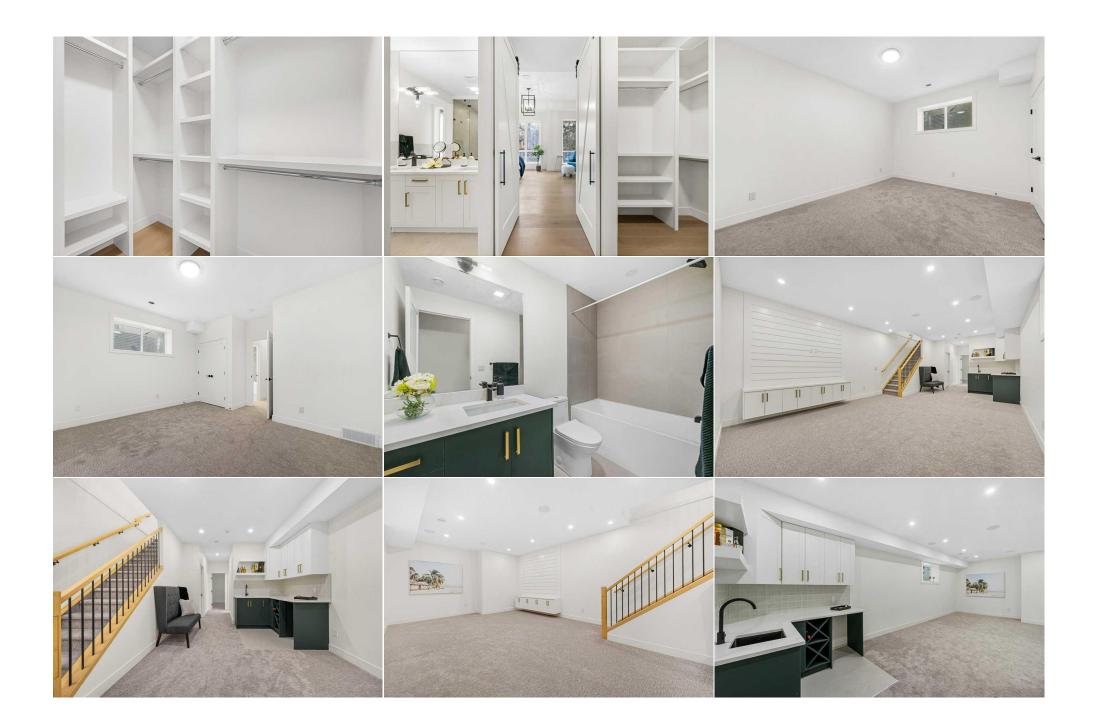
Room         Level         Dimensions         Room         Level         Dimensions           Living Room         Main         44'10" x 51'11"         Kitchen         Main         82'0" x 45'5".           2pc Bathroom         Main         16'5" x 18'4"         Dining Room         Main         49'9" x 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					
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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:	•	, ,								
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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

