

# \$1,198,000 - 1137 41 Street Sw, Calgary

MLS® #A2221134

**\$1,198,000**

4 Bedroom, 4.00 Bathroom, 2,046 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

BRAND NEWÂ Â IÂ Â INNER- CITYÂ Â IÂ Â MODERNÂ IÂ Â VERSATILEÂ IÂ Â LEGAL BASEMENT SUITE IÂ Â HIGH & VAULTEDÂ CEILINGSÂ IÂ Â BUILT IN CLOSETS I WEST YARDÂ IÂ Â ROSSCARROCKÂ \*Welcome Home... to this stunning new attached infill offering sleek, modern design in one of the city's most up-and-coming neighborhoods, Rosscarrock . Just minutes from downtown, this home encapsulates a perfect twist between modern & classic design, featuring an open-concept layout, high-end finishes, and a fully legal basement suite ideal for rental income or multi-generational living. 10 Foot Ceilings on the main floor complimented by 9 Ft ceilings on the upper and lower floors w/ a 14ft vault in the primary coupled with the smart floor planÂ & big windows givesÂ an extremely airy spacious feeling. (FLOOR PLAN IN PICTURES). The legal 1bed/1bath basement suite is a major value add as a mortgage helper, as the top 2 floors are perfect for a family of 4 complete with 3 bedrooms & 2.5 bathrooms. BOTH SIDES AVAILABLE & CAN BE BOUGHT TOGETHER as an investment property -Â please inquire.Â (\*Right side is still being finished)

Built in 2024

## Essential Information

MLS® # A2221134

Price \$1,198,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,046
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1137 41 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1X5

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	None
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Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	May 14th, 2025
Days on Market	35
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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