

\$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
-------------------	------

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	34
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.