

1417 41 Street SW  
Calgary, Alberta

MLS # A2317184



## \$1,000,000

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,090 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Second Refrigerator, Second Dishwasher, Garage Door Remotes - 2.

Exceptional opportunity in Rosscarrock offering over 3,000 sq ft of beautifully designed living space, including a legal lower suite with separate side entrance. This stunning 2023-built semi-detached home combines elevated design, thoughtful functionality, and outstanding versatility for families, multigenerational living, or income potential. From the moment you enter, the quality of construction and attention to detail are apparent throughout. The bright and airy main floor features soaring 9' ceilings, expansive windows, elegant finishes, and a warm modern design aesthetic. The chef-inspired kitchen is beautifully appointed with quartz countertops, a large central island, built-in features, premium stainless steel appliances, pantry storage, and exceptional workspace for both everyday living and entertaining. The spacious dining area and inviting living room are anchored by a striking gas fireplace with custom built-ins, creating a warm and sophisticated atmosphere. Upstairs, the luxurious primary retreat offers vaulted ceilings, a walk-in closet, and a spa-inspired ensuite complete with dual sinks, a private water closet, a freestanding soaker tub, and an oversized tiled shower. Two additional spacious bedrooms, a full bathroom, and a convenient upper laundry room with sink complete the upper level. The fully developed legal lower suite is exceptionally well designed with its own private side entrance and currently functions as a completely self-contained living space, ideal for extended family, guests, nanny quarters, or mortgage helper income. The legal suite features a full kitchen with quartz counters, spacious living area, full bathroom, private laundry, generous bedroom, and excellent storage. The current configuration has the interior access between levels closed off, although this could be reopened in the future if desired. Additional

highlights include a detached double garage, landscaped and fenced yard, large rear deck, 75-gallon hot water tank, built-in features throughout, and low-maintenance exterior finishes. Ideally located in the highly sought-after inner-city community of Rosscarrock, just minutes to downtown, transit, schools, parks, shopping, and countless amenities. This is a rare opportunity to own a beautifully built modern home with legal suite flexibility in one of Calgary's most convenient locations.