



# 1417 41 Street Calgary Alberta

\$1,065,000

OPEN HOUSE SATURDAY OCTOBER 5th, 2 - 4 PM & SUNDAY OCTOBER 6th, 2 - 4 PM. Brand New Semi Detached Infill. Quality of Construction is Apparent Throughout! Bright & Modern Interior complete with 9' Ceilings, Stunning Gas Fireplace and built in focal point. Dream Kitchen featuring Huge Quarts Island, Canadian Made Ekko Custom Cabinets and 2 Pantry's! Upstairs offers huge primary bedroom with Vaulted Ceilings, walk in closet, ensuite with dual sinks, private toilet, comfortably sized shower and separate soaker tub. Upper level laundry room complete with a soaker sink. Legal lower suite offering an additional 915 square feet! Incredible opportunity to move into your dream home now, with the benefits of a mortgage helper. Legal lower suite includes a private entrance, large windows, in floor heat, laundry room, full sized linen closet and walk in closet in the bedroom. Designed to function as a comfortable self contained living space. Offering a thoughtful layout, with the potential to seamlessly open the lower level to become part of the home if the in-law, nanny or income suite is no longer desired. This Incredible home is equip with a 75 Gallon Hot water Tank, Large Back Deck and is located walking distance to amenities and transit! (id:6769)

4pc Bathroom 8.92 Ft x 4.92 Ft  
Bedroom 13.17 Ft x 12.00 Ft  
Kitchen 12.25 Ft x 2.25 Ft  
Recreational, Games room 19.08 Ft x 18.67 Ft  
Furnace 9.00 Ft x 10.00 Ft  
2pc Bathroom 5.08 Ft x 5.00 Ft  
Dining room 10.58 Ft x 18.00 Ft  
Family room 14.08 Ft x 12.50 Ft  
Kitchen 9.42 Ft x 16.25 Ft

Living room 14.33 Ft x 12.00 Ft  
4pc Bathroom 8.67 Ft x 4.92 Ft  
5pc Bathroom 8.42 Ft x 16.58 Ft  
Bedroom 10.50 Ft x 12.75 Ft  
Bedroom 12.67 Ft x 11.17 Ft  
Laundry room 4.92 Ft x 7.67 Ft  
Primary Bedroom 13.08 Ft x 15.08 Ft  
Other 5.33 Ft x 10.67 Ft  
Other 7.08 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

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