



1109 41 Street Calgary Alberta

\$1,050,000

This standout infill in ROSSCARROCK offers the perfect blend of modern style, thoughtful layout, and revenue potential -- complete with a 2-BED LEGAL BASEMENT SUITE. With upscale finishes throughout, AC, a fully landscaped yard, and a prime inner-city location, this home checks every box for elevated urban living! The main floor is warm and welcoming with wide-plank hardwood flooring, designer lighting, and oversized windows. The front dining room offers a stunning feature wall with designer lighting -- perfect for hosting family or guests! A main floor home office is just off this space for convenience for a work-from-home setup. The chef-inspired kitchen features a sleek two-tone design with flat-panel wood and white cabinetry, quartz counters, a full-height backsplash, and upgraded stainless steel appliances including a built-in wall oven, microwave, gas cooktop, chimney-style hood fan, and oversized fridge/freezer. A central island with seating for four and a statement linear pendant adds both function and flair. There's also a lovely coffee station with shaker cabinetry and LED lighting for additional space. Tucked at the back of the home is the large living room, featuring a gas fireplace with tile surround and custom built-ins, while large glass doors lead out to the West-facing backyard, complete with a large patio and double detached garage. Also on the main level is a chic powder room with a stunning vessel sink and a built-in mudroom bench with cubbies and hooks and a HOME OFFICE with built-in storage. Upstairs, you'll find three bedrooms and a full laundry room. The primary suite feels like a retreat with its vaulted ceiling, large walk-in closet, and elegant ensuite featuring a glass shower with full tile surround, freestanding soaker tub, and double vanity with under-cabinet lighting. The two additional bedrooms are generously sized, and each has a pr...

Primary Bedroom 14.42 Ft x 12.92 Ft

Other 8.33 Ft x 6.67 Ft

Other 7.33 Ft x 5.83 Ft

Bedroom 10.50 Ft x 9.92 Ft

Bedroom 12.08 Ft x 9.58 Ft

Laundry room 8.33 Ft x 5.42 Ft

Bedroom 10.25 Ft x 9.83 Ft

Kitchen 10.25 Ft x 8.67 Ft

Living room 15.17 Ft x 13.58 Ft

Laundry room 7.75 Ft x 5.50 Ft

Furnace 11.33 Ft x 5.58 Ft

4pc Bathroom 10.33 Ft x 5.75 Ft
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Listing Presented By:



Originally Listed by:
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4pc Bathroom	9.25 Ft x 4.92 Ft	Living room	15.00 Ft x 14.58 Ft
4pc Bathroom	8.00 Ft x 6.17 Ft	Kitchen	20.00 Ft x 8.58 Ft
5pc Bathroom	16.33 Ft x 8.42 Ft	Dining room	12.67 Ft x 11.25 Ft
Bedroom	10.33 Ft x 10.25 Ft		