



## 1417 41 Street Calgary Alberta

\$1,100,000

Brand New Semi Detached Infill, the Quality of Construction is Apparent Throughout. Bright and modern interior complete with 9' ceilings, Stunning Gas Fireplace and built in focal point. Dream Kitchen features 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! 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, but with a thoughtful layout, that offers the potential to seamlessly open the lower level to become part of the home if an income, in-law or nanny 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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