



1417 41 Street Calgary Alberta

\$1,075,000

OPEN HOUSE SATURDAY FEBRUARY 15, 1 - 3 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:



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