



## 1660 42 Street Calgary Alberta

\$1,280,000

Don't miss this European-built DETACHED INFILL in ROSSCARROCK! Situated close to 17th Ave next to other newly built infills, w/ everything you need within walking distance - Shopping, Coffee Shops & Restaurants, all levels of schools, and more along 17th! Made even more convenient w/ quick access to Bow Trail, 37th St, & Sarcee Trail to take you around the city. The convenient location is only improved upon by this home's fantastic layout & attention to detail, inside & out! Access your home's oversized 22-ft x 26-ft fully insulated & gas-heated detached garage offer access from the back alley OR the front 10.5-ft wide driveway! The garage enjoys 12-ft ceilings w/ a 10-ft door - big enough to store your RV securely! Other highlights include: Hansgrohe plumbing fixtures, granite countertops, California closets, in-floor heating, a built-in sound system across the entire house, a built-in camera surveillance system, hot water on demand, & water softener! The front foyer is bright & welcoming, w/ high transom windows & a built-in coat closet. The front dining room features a designer hanging light w/ engineered hardwood floors that take you into the central kitchen. The L-shaped kitchen offers you tons of space for hosting, w/ a central island w/ granite countertop, designer pendant lights, a dual basin undermount sink, ceiling-height cabinetry, & a walk-in pantry w/ custom built-in shelving! Completed w/ an upgraded JennAir appliance package w/ wall oven & microwave, French door fridge/freezer, dishwasher, & cooktop. The family room enjoys a beautifully designed inset gas fireplace w/ ceiling-height tile surround & built-in shelving with inset lighting. The large windows overlook the backyard & rear deck, the perfect place to enjoy a morning coffee & sunrise. A nice-sized foyer sits next to the back patio door providing plenty of room to enter the home and tuck away...

Bedroom 12.25 Ft x 11.17 Ft

Bedroom 12.33 Ft x 11.17 Ft

Laundry room 8.92 Ft x 5.92 Ft

Den 6.50 Ft x 5.00 Ft

Primary Bedroom 21.83 Ft x 13.92 Ft

Recreational, Games room 22.42 Ft x 19.58 Ft

Bedroom 12.83 Ft x 11.92 Ft

Laundry room 12.17 Ft x 7.33 Ft

3pc Bathroom 8.42 Ft x 5.83 Ft

Storage 7.25 Ft x 4.25 Ft

Dining room 13.58 Ft x 12.67 Ft

Den 10.08 Ft x 8.17 Ft

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Listing Presented By:



Originally Listed by:  
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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

4pc Bathroom 7.58 Ft x 5.33 Ft  
6pc Bathroom 22.08 Ft x 8.17 Ft  
Laundry room 8.92 Ft x 5.92 Ft

Kitchen 15.58 Ft x 8.08 Ft  
Living room 15.67 Ft x 10.83 Ft  
2pc Bathroom 5.42 Ft x 4.92 Ft