



1421 40 Street Calgary Alberta

\$805,000

Location ? Quality ? Lifestyle IN INNER CITYWelcome to this exceptional home offering over 2,800 sq. ft. of beautifully finished living space, ideally situated within walking distance to C-Train , Westbrook Shopping Mall and all amenities. Directly across the street is the well-known public charter school(Grade 3-7) focused on nurturing creativity and academic excellence. -- a rare convenience that saves valuable commuting time for children. Direct bus to go to Western Canada High School. The home's timeless stone and stucco exterior sets the tone for the superior craftsmanship and enduring quality found inside. Step into the main floor featuring 9-foot ceilings, crystal chandeliers, tile flooring, hardwood stairs, and cabinetry -- a level of quality seldom seen in new buildings. The open-concept kitchen boasts rich hardwood cabinets, granite countertops, a tile backsplash, and Samsung stainless steel appliances, complete with a garburator. The spacious dining area flows seamlessly into the inviting living room, highlighted by a cozy gas fireplace and views of the fully landscaped, fenced, west-facing backyard. The main floor office with large windows and elegant trim detail offers the perfect workspace which can be easily converted into a bedroom. Additional main-floor features include an alarm system, central vacuum, keyless front and back entry, and a built-in audio system that extends to the backyard. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a Romeo & Juliet balcony, walk-in closet, and a 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. Two additional bedrooms share a full bath, while an extra walk-in linen closet provides abundant storage. The upper-level laundry is thoughtfully designed with upper cabinets and a window for natural light. The entire upper floor features upgraded laminate flo...

Bedroom 10.67 Ft x 13.67 Ft

3pc Bathroom 5.92 Ft x 7.00 Ft

Recreational, Games room 24.75 Ft x 19.17 Ft

Office 11.00 Ft x 11.00 Ft

Other 7.50 Ft x 5.75 Ft

Kitchen 10.00 Ft x 14.58 Ft

2pc Bathroom 5.08 Ft x 5.42 Ft

Bedroom 10.00 Ft x 9.83 Ft

Storage 4.83 Ft x 4.75 Ft

Bedroom 9.25 Ft x 10.42 Ft

Laundry room 6.67 Ft x 5.25 Ft

4pc Bathroom 8.75 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:
Homecare Realty Ltd.

RE/MAX Realty Professionals

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Pantry	3.83 Ft x 4.50 Ft	Primary Bedroom	13.58 Ft x 14.67 Ft
Dining room	12.00 Ft x 9.58 Ft	5pc Bathroom	10.58 Ft x 9.00 Ft
Living room	11.75 Ft x 12.33 Ft	Other	5.00 Ft x 6.75 Ft