



936 40 Street Calgary Alberta

\$1,089,900

This Rosscarrock semi-detached home blends modern design, practical living spaces, and a prime inner-city location close to schools, green spaces, and major routes. From the moment you step inside, the space feels calm, warm, and intentional, with natural light flowing from front to back and finishes that strike the perfect balance between modern and timeless. The main floor welcomes you with a proper front foyer and a dining space that works just as well for hosting as it does for everyday meals. The kitchen sits at the heart of the home & is designed to impress without feeling overdone. Full-height cabinetry, a large island with seating, and a clean, streamlined cooktop wall create a space that's both beautiful and highly functional. A tall pantry and a built-in coffee bar area add storage and convenience, making entertaining and mornings feel effortless. The living room is tucked just far enough from the kitchen to feel cozy while staying connected. A GAS FIREPLACE with BUILT-IN CABINETS anchors the space & adds warmth, while large windows bring in soft, natural light throughout the day. Toward the back of the home, a well-designed mudroom with bench seating and storage keeps daily routines organized, with a discreet powder room nearby. A POCKET OFFICE off the main floor offers a quiet spot for work or study without sacrificing valuable living space. Upstairs, the layout continues to impress with a thoughtful mix of private and shared areas. The bonus room creates a flexible second living space that works for families, movie nights, or a kids' zone. The primary bedroom feels like a true retreat, with VAULTED CEILINGS and room for a full furniture layout. A generous WALK-IN CLOSET keeps everything organized, while the ensuite delivers a spa-inspired feel with a DOUBLE VANITY, SOAKER TUB, and OVERSIZED SHOWER. Two additional bedrooms, a full bathroom, and an upper l...

Bedroom 12.92 Ft x 9.92 Ft

Bedroom 12.42 Ft x 10.00 Ft

Kitchen 12.67 Ft x 11.33 Ft

Living room 14.08 Ft x 12.67 Ft

Laundry room 7.08 Ft x 6.17 Ft

Furnace 10.00 Ft x 6.00 Ft

Office 6.00 Ft x 5.92 Ft

Other 10.25 Ft x 5.42 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.50 Ft x 13.08 Ft

Other 8.50 Ft x 6.00 Ft

Bedroom 11.83 Ft x 10.58 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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4pc Bathroom Measurements not available

Living room 14.17 Ft x 13.08 Ft

Kitchen 20.25 Ft x 14.33 Ft

Dining room 12.83 Ft x 11.17 Ft

Bedroom 11.83 Ft x 9.92 Ft

Bonus Room 9.83 Ft x 8.58 Ft

Bonus Room 7.00 Ft x 6.75 Ft