



937 42 Street Calgary Alberta

\$1,195,000

2,119 SQ.FT ABOVE GRADE | 4-BED | 3.5 BATH | HEATED GARAGE | A/C | PREMIUM FINISHES | Custom-built and offering 3,044 sq ft of refined inner-city living, this is a rare opportunity to own a luxury home in the sought-after community of Rosscarrock, steps from schools, parks, and Westbrook LRT with quick access downtown. The main floor features 10' CEILINGS and a glass-walled front flex room perfect for a HOME OFFICE or private workspace, while the gourmet kitchen is designed for both everyday use and entertaining with full-height two-tone cabinetry, built-in appliances, a gas cooktop with pot filler, waterfall island, and a BUTLER'S PANTRY, flowing into a bright living space with a gas fireplace and CUSTOM MILLWORK. Large European tilt-and-turn windows and doors connect the interior to a COVERED BACKYARD DECK finished with composite boards, creating a low-maintenance outdoor living area. Upstairs, the primary bedroom includes a walk-in closet and a five-piece ensuite with dual vanities, a tiled shower, and HEATED FLOORS, along with two additional bedrooms, a full bathroom, a bonus room, and upper-level laundry. The fully developed basement adds a spacious recreation room with WET BAR, IN-FLOOR HEAT, a fourth bedroom, and a full bathroom. Additional highlights include wide-plank engineered hardwood on the main and upper levels, custom millwork throughout, built-in speakers, air conditioning, a HEATED DOUBLE GARAGE with epoxy floor, and over \$50,000 in professional landscaping, delivering a level of finish and comfort that stands out in this established inner-city neighbourhood. Schedule a showing today before it's gone. (id:6769)

5pc Bathroom 10.33 Ft x 4.92 Ft

5pc Bathroom 9.75 Ft x 12.42 Ft

Bedroom 9.67 Ft x 13.25 Ft

Bedroom 9.67 Ft x 17.08 Ft

Family room 11.67 Ft x 10.17 Ft

Primary Bedroom 11.58 Ft x 14.08 Ft

4pc Bathroom 7.00 Ft x 8.17 Ft

Bedroom 14.58 Ft x 13.42 Ft

Recreational, Games room 147.17 Ft x 5.00 Ft

2pc Bathroom 4.92 Ft x 6.92 Ft

Dining room 11.75 Ft x 7.67 Ft

Kitchen 16.00 Ft x 18.00 Ft

Living room 16.00 Ft x 14.75 Ft

Office 9.33 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:
Real Broker

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RE/MAX Realty Professionals

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