

\$849,000 - 1421 40 Street Sw, Calgary

MLS® #A2266142

\$849,000

4 Bedroom, 4.00 Bathroom, 1,903 sqft

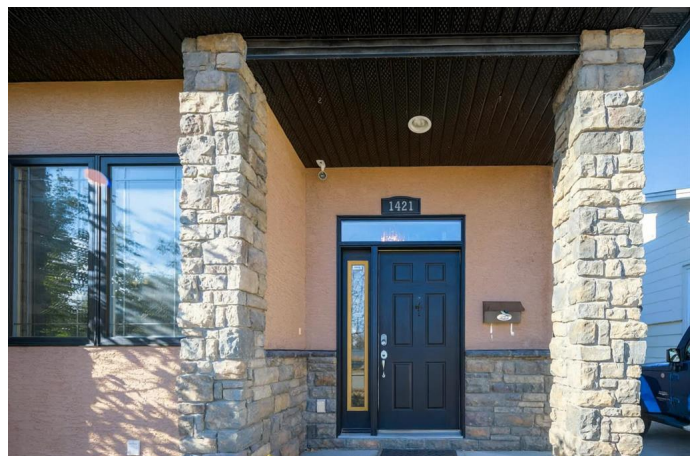
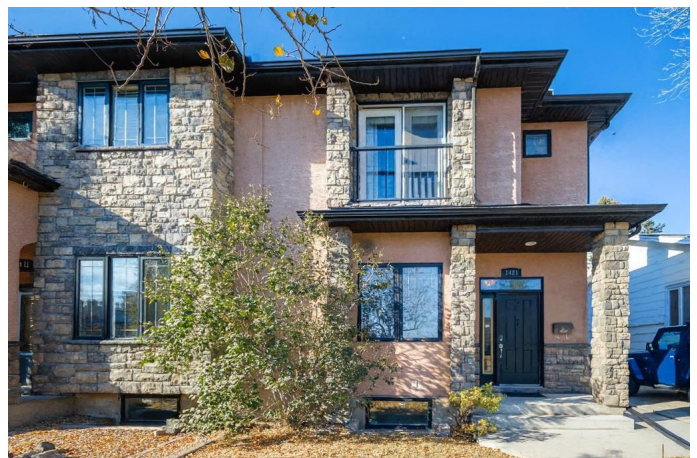
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Location • Quality • Lifestyle IN INNER CITY

Welcome 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 flooring throughout. Special attention should be given great sound-proof shared wall with neighbors, enjoying like detached house.

The fully developed basement offers a large recreation room, a spacious bedroom, a 3-piece bath, and a walk-in storage closet, all with brand-new vinyl plank flooring (2025). Step outside to your private, fully fenced backyard – an inviting oasis featuring mature trees, a charming flower garden, and elegant stone wall separation from the neighbors for added privacy and style. Enjoy the freshly painted deck and fence (2024), a tool shed, plus a dog run and a double detached garage that’s fully insulated, drywalled, and powered, with access from the paved concrete back lane – no dust at all, a rare upgrade. Recent updates include bedrooms new paint (2025), new vinyl plank flooring in the basement (2025), and freshly painted deck and fence (2024), water tank (2023), new stove and new microwave (2023), making this home truly move-in ready with no repairs needed. This property is a rare find that perfectly combines unbeatable location, timeless quality, and modern comfort.

Built in 2006

Essential Information

MLS® #	A2266142
Price	\$849,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,903
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1421 40 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1W8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Kitchen Island, No Animal Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Playground
-------------------	--------------------

Lot Description	Back Lane, Garden, Paved
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2025
Days on Market	21
Zoning	R-CG

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.