

\$1,049,000 - 1135 41 Street Sw, Calgary

MLS® #A2268090

\$1,049,000

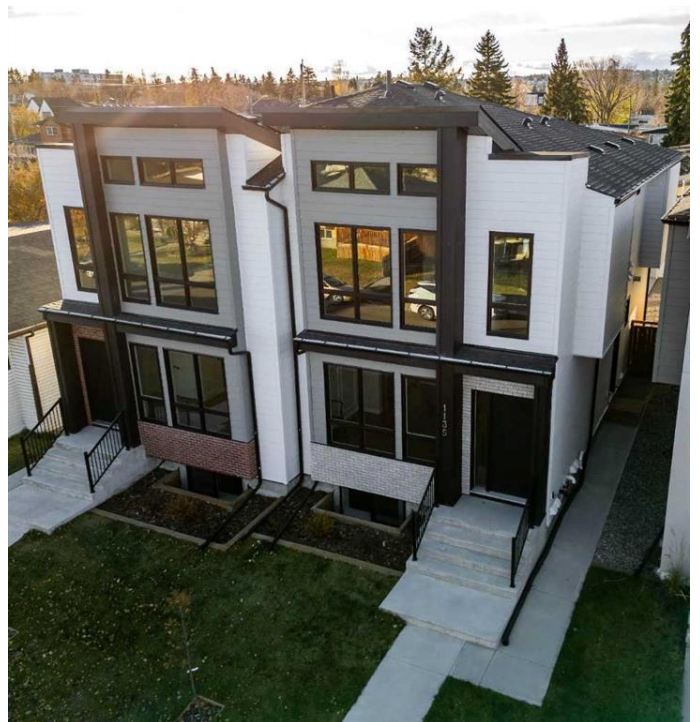
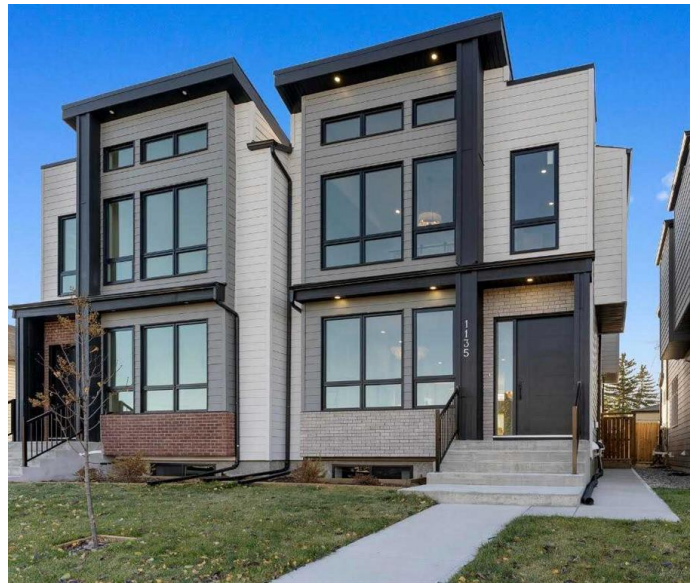
4 Bedroom, 4.00 Bathroom, 2,021 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

READY FOR IMMEDIATE OCCUPANCY!

Welcome to the epitome of urban elegance, a stunning semi detached inner-city infill perfectly situated in one of Calgary's most desirable communities, just minutes from downtown. This exceptional home includes a **LEGAL BASEMENT SUITE** (pending final City of Calgary approval), offering a fantastic opportunity for additional income or a comfortable private space for guests. Nestled in a quiet, tree lined neighbourhood yet only moments from the vibrant energy of downtown, this residence truly offers the best of both worlds, tranquility and convenience. Step inside and discover a meticulously designed, modern luxury home that blends style and functionality. The open concept main floor is ideal for entertaining, featuring a chef inspired kitchen with a massive quartz island, premium finishes, and ample workspace to spark your culinary creativity. The inviting living area showcases a stunning fireplace surrounded by custom built-ins, while the rear mudroom and convenient two piece powder room add everyday practicality. Step outside to your west facing backyard sanctuary, perfect for relaxing or entertaining long into Calgary's summer evenings. Upstairs, the spacious bedrooms are designed for peace and comfort, each with large windows that fill the rooms with natural light. The primary suite impresses with a vaulted ceiling, a generous walk-in closet (offering more space to store your treasures than you'll find in most infill



homes) and an elegant and well appointed ensuite. An upper laundry room with sink also presents on this floor of the home. The lower level is masterfully finished and includes a full kitchen, a MASSIVE living area, a bedroom, and a bathroom, all enhanced by in~floor heating for ultimate comfort. Enjoy being just minutes from trendy boutiques, cafes, parks, and entertainment venues. Embrace the vibrant Rosscarrock lifestyle with this exceptional infill home ~ where luxury, location, and lifestyle meet!

Built in 2024

Essential Information

MLS® #	A2268090
Price	\$1,049,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,021
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1135 41 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1X5

Amenities

Parking Spaces	2
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Parking Double Garage Detached
of Garages 2

Interior

Interior Features Built-in Features, Double Vanity Counters, See Remarks, Storage Closet(s)
Appliances Built-In Oven, Dishwasher, Gas Cooktop
Heating In Floor, Forced Air, Natural Gas
Cooling Rough-In
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full



Exterior

Exterior Features Private Yard
Lot Description Back Lane, Rectangular Lot
Roof Asphalt Shingle
Construction See Remarks
Foundation Poured Concrete

Additional Information

Date Listed November 1st, 2025
Days on Market 15
Zoning R-CG

Listing Details

Listing Office The Real Estate District

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