

# \$1,094,800 - 1410 43 Street Sw, Calgary

MLS® #A2197450

**\$1,094,800**

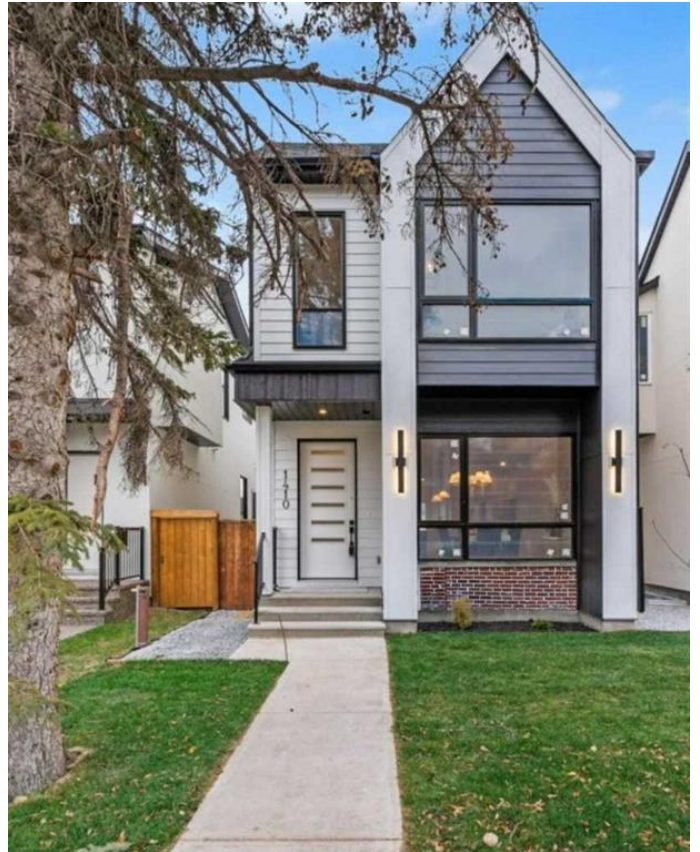
4 Bedroom, 4.00 Bathroom, 2,066 sqft  
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

**\*\*Open House April 12 & 13, 11:00 am to 1:00 pm \*\*** Unwind in unparalleled style in this stunning brand-new infill detached home in desirable Rosscarrock! Soaring 10' ceilings grace the main floor, creating a light and airy feel that flows seamlessly into the heart of the home – the chef-inspired kitchen. Here, your culinary dreams come true on a massive 14' island, perfect for entertaining a crowd or simply spreading out for gourmet creations. Imagine whipping up a feast while guests mingle nearby, or enjoying a quiet breakfast bathed in morning light.

This expansive haven extends beyond 2,900 square feet, offering a space that seamlessly blends modern design with luxurious comfort. Cozy evenings by the fireplace become even more inviting with the warmth radiating through the beautiful warm-toned hardwood floors. Picture quiet mornings with a coffee in a sun-drenched living room, or evenings curled up with a book – the possibilities for relaxation and unwinding are endless.

Three spacious bedrooms provide ample room for guests or a home office, while 3.5 bathrooms, including a luxurious primary retreat, ensure everyone has their own private oasis. The primary bedroom including a walk-in closet boasts custom built-ins to keep your wardrobe organized, while the spa-like 5-piece ensuite beckons with a free-standing soaker tub, heated porcelain tiled floors for



ultimate comfort, and a fully tiled shower with a bench and rain shower head to melt away stress.

Step outside your haven and discover the charm of Rosscarrock. Explore nearby parks like Glendale Meadows or Edworthy Park for a breath of fresh air, or simply relax in the tranquility of your private backyard – the perfect spot for summer barbecues or stargazing on clear nights. Shopping and amenities on 33rd Street W are just a short distance away, ensuring convenience for your everyday needs. Plus, easy access to downtown Calgary puts the city's vibrant energy within reach, allowing you to enjoy the best of both worlds.

Immediate Possession is Available. Appliance package can be upgraded to suit your culinary desires - Basement in-floor heating roughed-in - Don't miss out on this opportunity to elevate your lifestyle and live in a home that perfectly blends luxury and convenience – contact your favorite realtor today!

Built in 2024

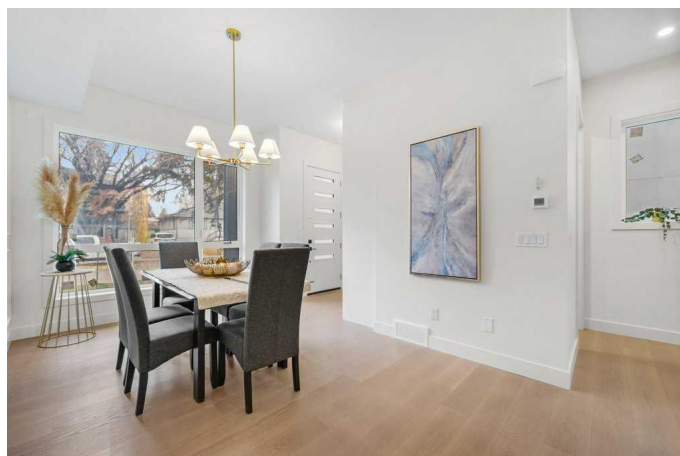
### Essential Information

MLS® #	A2197450
Price	\$1,094,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,066
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 1410 43 Street Sw  
Subdivision Rosscarrock  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3C 2A2



### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage  
Appliances Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, See Remarks  
Heating Forced Air, Natural Gas  
Cooling Rough-In  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, BBQ gas line  
Lot Description Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Brick, Composite Siding, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 26th, 2025  
Days on Market 45  
Zoning R-C2

## Listing Details

Listing Office

CIR Realty

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