# \$1,149,000 - 1415 44 Street Sw, Calgary

MLS® #A2241708

# \$1,149,000

4 Bedroom, 4.00 Bathroom, 1,811 sqft Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Welcome to this brand-new, architecturally designed home in the heart of Rosscarrock. Thoughtfully crafted with modern finishes and timeless style, this residence offers open-concept living at its best. The main floor features soaring 10-ft ceilings, a chef's kitchen with premium appliances, a spacious dining area, and a bright living room with a sleek fireplace and access to the rear deck. Upstairs, vaulted ceilings run through all bedrooms, creating a sense of volume and light, with the primary suite offering a walk-in closet and spa-inspired ensuite. The extended basement is fully developed, providing a versatile recreation area, additional bedroom, bathroom, and storage. Complete with a private backyard and a detached double garage with lane access, this home is ideally located close to schools, parks, shopping, and transit in one of Calgary's most desirable inner-city communities.





Built in 2025

### **Essential Information**

Square Footage

 MLS® #
 A2241708

 Price
 \$1,149,000

 Bedrooms
 4

 Bathrooms
 4.00

 Full Baths
 3

 Half Baths
 1

1,811

Acres 0.07 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 1415 44 Street Sw

Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta
Postal Code T3C 2A7

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Stone

Counters, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Steam Room, Vaulted Ceiling(s),

Wet Bar, Walk-In Closet(s)

Appliances Bar Fridge, Built-In Range, Built-In Oven, Dishwasher, Dryer, Gas

Cooktop, Washer

Heating Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

# of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Lane, City Lot, Landscaped

Roof Asphalt Shingle

Construction Brick, Composite Siding, Con

Foundation Poured Concrete

# **Additional Information**

Date Listed September 5th, 2025

Days on Market 51

Zoning R-CG

**Listing Details** 

Listing Office MaxWell Canyon Creek



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