

# \$799,900 - 1431 40 Street Sw, Calgary

MLS® #A2259399

**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,759 sqft  
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

OPEN HOUSE SATURDAY OCTOBER 11  
â€¢ 1PM-4PM Stunning family home with modern upgrades and a prime Calgary location. Located on a quiet street within walking distance to C-train, shopping, and schools, this home offers both comfort and convenience. The exterior features elegant curb appeal with freshly stained decks, beautiful mature gardens with a pergola, and a paved back alley that provides easy no-mud vehicle access. There is ample street parking, along with a spacious two-car garage that fits large vehicles and offers additional storage. Step inside to a welcoming front entrance that opens to a bright and versatile front roomâ€”perfect as a formal living area, office, or playroom. A conveniently located powder room on the main level makes this space ideal for both everyday family life and hosting guests. The main floor continues with soaring 9-foot ceilings and elevated moulding throughout. Gorgeous LPV flooring graces the level, complemented by new carpets on the stairs, upper, and basement levels. Stylish tile finishes in the bathrooms add a touch of elegance. The living room features seamless wiring for a mounted TV, a warm gas fireplace with built-in shelving, and a stunning brick feature wall. The spacious dining area and open-concept kitchen make entertaining effortless, with granite countertops, a large islandâ€”the sink facing the actionâ€”and newer appliances, including a five-burner gas stove, dishwasher, and French door



refrigerator. Upstairs offers two bedrooms and a full 3-piece bathroom located across from the laundry area. The primary suite includes a walk-in closet and a luxurious ensuite with a large jetted soaker tub, stand-up shower, and dual sinks. The finished basement provides additional living space with a fourth bedroom, ideal for guests or a home office. There is a convenient 3-piece bathroom with heated floors, a cozy media wall installation perfect for movie nights, a functional workspace, and ample storage in the furnace room and under the stairs. The home is equipped with a well-maintained furnace, air conditioning, and humidifier to ensure year-round comfort. Additional features include a two-car garage accommodating large vehicles, friendly neighbours, and a peaceful street setting. Its close proximity to transit, shopping centres, and schools makes this home ideal for busy families. Combining modern upgrades with Calgary’s welcoming community, this exceptional move-in ready property is ready to become your new home—schedule a viewing today with your favourite Realtor!!

Built in 2006

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2259399               |
| Price          | \$799,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,759                  |
| Acres          | 0.07                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |

Status Active

### Community Information

Address 1431 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 Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Private, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 23rd, 2025

|                |      |
|----------------|------|
| Days on Market | 32   |
| Zoning         | R-CG |

## **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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