

# \$899,500 - 1114 42 Street Sw, Calgary

MLS® #A2227913

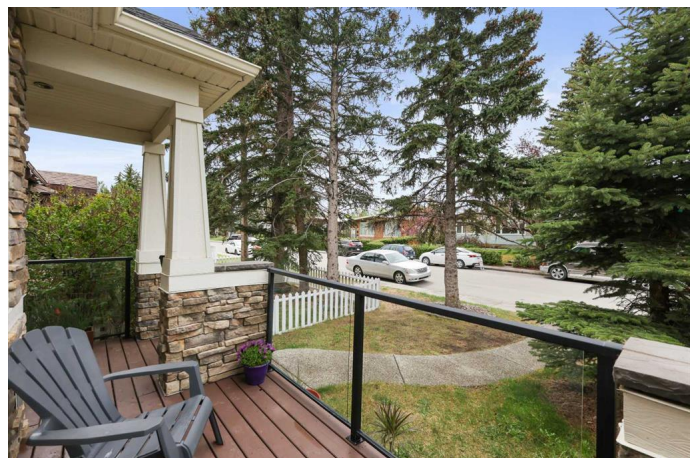
**\$899,500**

4 Bedroom, 4.00 Bathroom, 1,786 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Welcome to this stunning and meticulously maintained detached infill home located in the desirable inner-city community of Rosscarrock. This fully developed property offers a total of four bedrooms and three and a half bathrooms, providing 2,661 square feet of luxurious living space. You'll immediately notice the exceptional craftsmanship and attention to detail throughout, including several high-end custom built-ins. Some of the special features include a striking curved staircase with open risers and custom railings, beautiful hand-scraped walnut hardwood flooring throughout the main level, and a three-way stone-covered gas fireplace that elegantly separates the living and dining rooms. The home boasts high-end custom-built maple cabinetry throughout, enhancing both its beauty and functionality. The spacious kitchen is a chef's dream, featuring a large granite island, abundant maple cabinets, and a convenient walk-in pantry. Upstairs, each of the three bedrooms includes a walk-in closet for ample storage. The expansive master bedroom offers a private retreat with a spa-like five-piece en-suite bathroom, complete with a relaxing jetted tub and a separate shower. You'll also find custom-built plantation shutters on every window and wiring for sound throughout the home. The completely finished lower level is a fantastic space, highlighted by a built-in stereo entertainment center with maple cabinetry, a wet bar with granite counters, and a four-piece full bathroom and



the spacious lower guest fourth bedroom also features its own walk-in closet.

This home enjoys an excellent location on a quiet street in the heart of Rosscarrock, surrounded by parks and schools for all ages. It's also just a short walk to the LRT, a quick commute to downtown, and offers easy access west to the mountains. This remarkable property truly reflects pride of ownership, both inside and out.

Built in 2011

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227913    |
| Price          | \$899,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,786       |
| Acres          | 0.07        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1114 42 Street Sw |
| Subdivision | Rosscarrock       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 1Z1           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 2

## Interior

Interior Features Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Walk-In Closet(s), Wet Bar, Wired for Sound, Skylight(s)

Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Stone, Dining Room, Three-Sided

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 5th, 2025

Days on Market 58

Zoning R-CG

## Listing Details

Listing Office RE/MAX House of Real Estate

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