



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1109 41 Street SW**  
**Calgary, Alberta**

**MLS # A2261075**



**\$999,900**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,069 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Garage Door Remote (2)		

This standout infill in ROSSCARROCK offers the perfect blend of modern style, thoughtful layout, and revenue potential &mdash; complete with a 2-BED LEGAL BASEMENT SUITE (pending final city approval). With upscale finishes throughout, a fully landscaped yard, and a prime inner-city location, this home checks every box for elevated urban living! The main floor is warm and welcoming with wide-plank hardwood flooring, designer lighting, and oversized windows. The front dining room offers a stunning feature wall with designer lighting &mdash; perfect for hosting family or guests! A main floor home office is just off this space for convenience for a work-from-home setup. The chef-inspired kitchen features a sleek two-tone design with flat-panel wood and white cabinetry, quartz counters, a full-height backsplash, and upgraded stainless steel appliances including a built-in wall oven, microwave, gas cooktop, chimney-style hood fan, and oversized fridge/freezer. A central island with seating for four and a statement linear pendant adds both function and flair. There's also a lovely coffee station with shaker cabinetry and LED lighting for additional space. Tucked at the back of the home is the large living room, featuring a gas fireplace with tile surround and custom built-ins, while large glass doors lead out to the West-facing backyard, complete with a large patio and double detached garage. Also on the main level is a chic powder room with a stunning vessel sink and a built-in mudroom bench with cubbies and hooks. Upstairs, you'll find three bedrooms and a full laundry room. The primary suite feels like a retreat with its vaulted ceiling, large walk-in closet, and elegant ensuite featuring a glass shower with full tile surround, freestanding soaker tub, and double vanity with under-cab lighting. The two additional bedrooms are

generously sized, and each has a private 4-pc ensuite. The laundry room is thoughtfully designed with upper cabinetry, quartz counters, and hanging space. The lower level features a private, self-contained 2-bed legal suite(subject to approval by the city) with a separate exterior entrance &mdash; perfect for multi-generational living or rental income. The suite is beautifully finished with quartz countertops, stainless steel appliances, luxury vinyl plank flooring, a full bathroom with a tiled tub/shower, and in-suite laundry. Large windows throughout make the space bright and welcoming. Located just minutes from downtown, the LRT, and major roadways, this home offers easy access in all directions. Walk to Rosscarrock School, St. Michael&rsquo;s, or Vincent Massey, or head a few blocks to 17 Ave SW for groceries, restaurants, and services. You&rsquo;re also less than 10 minutes from Edworthy Park, the Bow River Pathway, and the Douglas Fir Trail &mdash; offering amazing access to nature within the city. Quick trips to Marda Loop, 17th Ave SW, or the mountains are all within reach!