



937 42 Street SW  
Calgary, Alberta

MLS # A2277893



**\$1,175,000**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,114 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Brick, Cement Fiber Board, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** None

2,119 SQ.FT ABOVE GRADE | 4-BED | 3.5 BATH | HEATED GARAGE | A/C | PREMIUM FINISHES | Custom-built and offering 3,044 sq ft of refined inner-city living, this is a rare opportunity to own a luxury home in the sought-after community of Rosscarrock, steps from schools, parks, and Westbrook LRT with quick access downtown. The main floor features 10' CEILINGS and a glass-walled front flex room perfect for a HOME OFFICE or private workspace, while the gourmet kitchen is designed for both everyday use and entertaining with full-height two-tone cabinetry, built-in appliances, a gas cooktop with pot filler, waterfall island, and a BUTLER'S PANTRY, flowing into a bright living space with a gas fireplace and CUSTOM MILLWORK. Large European tilt-and-turn windows and doors connect the interior to a COVERED BACKYARD DECK finished with composite boards, creating a low-maintenance outdoor living area. Upstairs, the primary bedroom includes a walk-in closet and a five-piece ensuite with dual vanities, a tiled shower, and HEATED FLOORS, along with two additional bedrooms, a full bathroom, a bonus room, and upper-level laundry. The fully developed basement adds a spacious recreation room with WET BAR, IN-FLOOR HEAT, a fourth bedroom, and a full bathroom. Additional highlights include wide-plank engineered hardwood on the main and upper levels, custom millwork throughout, built-in speakers, air conditioning, a HEATED DOUBLE GARAGE with epoxy floor, and over \$50,000 in professional landscaping, delivering a level of finish and comfort that stands out in this established inner-city neighbourhood. Schedule a showing today before it's gone.