



1415 44 Street SW  
Calgary, Alberta

MLS # A2284123



**\$1,099,000**

**Division:** Rosscarrock

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,811 sq.ft. **Age:** 2026 (0 yrs old)

**Beds:** 4 **Baths:** 3 full / 1 half

**Garage:** Double Garage Detached

**Lot Size:** 0.01 Acre

**Lot Feat:** Back Lane, City Lot, Landscaped

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Steam Room, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

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.