



1436 41 Street SW
Calgary, Alberta

MLS # A2289723



\$799,000

Division:	Rosscarrock		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,730 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Cleared, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: rain barrel

RARE **DETACHED**INFILL with CENTRAL AIR CONDITIONING!! Inner City Living with your very own PRIVATE backyard OASIS on R2 lot: sunny, open floor plan with 3 BRS, 3 Bathrooms, open kitchen w SS appliances, plentiful cupboards & pantry. Tall ceilings throughout & an unspoiled basement awaiting your own plans! The vaulted-ceiling Master features w/i closet and 4pc ensuite, with 2 other bedrooms and a 4pc bath also on the upper level. Detached DBL garage with Extra TALL garage door so you can drive in your SUV and keep your Thule on! Low maintenance landscaping w perennial gardens & fully-fenced backyard w a Pet patch for your fur-family member. PAVED BACK LANE. Nestled between the communities of Killarney and Wildwood - an unbeatable, walkable location - only 1 block from a school & school yard, 4 blocks to ball diamonds, playground and 2 other schools. 5 minutes to downtown, 4 blocks to Westbrook Mall, groceries, a gym, and major transit and transportation routes like Bow Trail, 17th AV SW, Sarcee and Crowchild - be on your way in minutes! PLUS, Rosscarrock sits between TWO CTrain stations, is on the Bus Rapid Transit route and is currently enjoying the benefits of the City's capital reinvestment thru 2 fully-funded Main Street programs (17th AV SW & 37 ST SW), deemed essential to the City's future growth plan!