

# \$1,115,000 - 1418 42 Street Sw, Calgary

MLS® #A2201177

**\$1,115,000**

5 Bedroom, 4.00 Bathroom, 2,079 sqft  
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

This contemporary infill is a masterpiece of natural light and thoughtful design, offering an airy, open-concept floor plan that stands among the best layouts on the market. Every detail has been carefully considered, from the functional yet stylish kitchen to the inviting living and dining spaces, complete with a custom-built eating nook and a loft space on the upper level.

The chef-inspired kitchen blends timeless elegance with modern convenience, featuring high-end stainless steel appliances, including a 6 burner gas cooktop and an oversized fridge/freezer. Sleek waterfall quartz countertops seamlessly extend up the backsplash, complementing the built-in hood fan and matte black pot filler. Glass touches, white shaker cabinetry, and accent lighting enhance the space both aesthetically and practically. The ample mud room has floor to ceiling cabinetry with room for both coats & a built in pantry with appliance garage. Current owner had custom pull out drawers installed in all the cabinets, creating functional space for storage.

Luxury finishes continue throughout the home, with 10-foot ceilings on the main floor and wide-plank hardwood spanning the main and upper levels. The central staircase flaunts a continuous rail with glass inserts, and is drenched in natural light. Enjoy family time in the spacious living room, centered around a nordic inspired minimalist fireplace and effortless built ins. The adjacent built in



breakfast nook is the perfect place to start the day.

Upstairs, vaulted ceilings and skylights create an airy ambiance. The two spacious secondary bedrooms boast custom closet built-ins and LED ceiling lighting, while the primary retreat offers a luxurious escape.

Here, a generous walk-in closet and a spa-like ensuite await, complete with heated floors, a freestanding soaker tub, double vanity, and a walk-in shower featuring body jets and a rain head for a rejuvenating experience. Upper level laundry is conveniently located off the multi use loft space, which you could enjoy as an office, play area, or reading nook.

The fully developed basement extends the living space with a sprawling rec room, custom-built wet bar, and two additional bedrooms—one currently set up as a gym. Secondary laundry in the basement is roughed in beside gym.

Meticulously landscaped, the exterior offers a fenced front patio to soak in the west sun, while double sliders lead to the east-facing backyard features a spacious deck framed by custom planters, a stylish iron rack for wood storage, and a generous lawn. The double detached garage is insulated and drywalled, ensuring comfort during the colder months.

Additional upgrades in the home include multi zone built in speakers on all levels, AC, RI steam shower in ensuite, custom window coverings, RI central vacuum & more.

Move-in ready & designed for modern living—all within walking distance to amenities, transit, parks, & schools. Call now!

Built in 2020

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2201177    |
| Price    | \$1,115,000 |
| Bedrooms | 5           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,079                  |
| Acres          | 0.07                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1418 42 Street Sw |
| Subdivision | Rosscarrock       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 1Z3           |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Insulated, See Remarks |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bar, Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Wet Bar, Wired for Sound, Sump Pump(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Bar Fridge, Built-In Refrigerator  |
| Heating           | Central, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Front Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 27               |
| Zoning         | R-CG             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.