$1,169,900 - 1425 44 Street Sw, Calgary

MLS® #A2250840

$1,169,900
5 Bedroom, 4.00 Bathroom, 1,969 sqft
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

SO MANY UPGRADES!! ~ Welcome to the epitome of urban elegance!! Construction is now complete on this stunning semi-detached inner city infill nestled in a charming and highly sought after inner city community. As an added advantage - this home comes with a LEGAL BASEMENT SUITE (pending final approval and permits from the City of Calgary), which provides an excellent opportunity for additional income or an ideal space for hosting guests!! Located in the heart of the city, this residence offers the best of both worlds - a tranquil neighbourhood setting, while being in close proximity to the vibrant pulse of downtown life, local shops, parks and schools. Designed with meticulous attention to detail, this luxury home boasts a contemporary aesthetic. Upon entry you will appreciate the open floor plan which is perfect for entertaining. The heart of the home is a chef's delight! A state-of-the-art kitchen equipped with a beautiful quartz island, and striking pendant lights. Premium finishes will inspire culinary creativity. The main floor office is also an incredible addition. The patio doors at the rear of the home lead you to your backyard sanctuary where you can entertain late into the SUMMER EVENINGS. The upper bedrooms are designed for tranquility, featuring ample space, ceiling details, and large windows that invite the outdoors in. The primary, with a large walk-in closet is GORGEOUS with its elevated window line and aesthetic dormers. The ensuite rivals the prettiest spa space with it's

classic finishings, soaker tub and massive shower, with a roughed in steam system. The upper two levels are also wired for sound and the home is prepped and ready for A/C install. The lower level features a full kitchen, spacious living area, bathroom + two bedrooms at opposite ends of the home for added privacy. Enjoy the convenience of being just moments away from popular amenities, entertainment options, and a quick drive out to the mountains. With unrivalled finishings this home is not one to miss!!

Built in 2025

Essential Information

MLS® #	A2250840
Price	$1,169,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,969
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1425 44 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2A7

Amenities

Parking Spaces	2

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 24th, 2025
Days on Market	22
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District

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