

# \$1,149,000 - 1415 44 Street Sw, Calgary

MLS® #A2241708

**\$1,149,000**

4 Bedroom, 4.00 Bathroom, 1,811 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

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.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241708    |
| Price          | \$1,149,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,811       |



|            |             |
|------------|-------------|
| Acres      | 0.07        |
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1415 44 Street Sw |
| Subdivision | Rosscarrock       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 2A7           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar, Bookcases, Stone Counters, Skylight(s), Steam Room, Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Washer, Bar Fridge, Built-In Range                                                                                                                                                              |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                        |
| Cooling           | Rough-In                                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                                                                                                                                              |
| Fireplaces        | Electric, Gas                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                                                                                                                 |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Private Yard           |
| Lot Description   | Back Lane, City Lot, Landscaped |
| Roof              | Asphalt Shingle                 |

|              |                              |
|--------------|------------------------------|
| Construction | Brick, Composite Siding, Cor |
| Foundation   | Poured Concrete              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 7                   |
| Zoning         | R-CG                |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|



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