$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 chefâ€™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 Calgaryâ€™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	8
Zoning	R-CG

Listing Details

Listing Office	MaxWell Canyon Creek

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