# \$1,049,000 - 1444 43 Street Sw, Calgary

MLS® #A2268443

## \$1,049,000

5 Bedroom, 4.00 Bathroom, 1,870 sqft Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Welcome to Refined Living in Rosscarrock!
Crafted for those who appreciate fine design and smart investment.

Luxury, comfort, and convenience come together beautifully at 1444 43 Street SW, an exquisite modern infill designed for today's lifestyle. Perfectly positioned in the sought-after community of Rosscarrock, this home is within walking distance to the Westbrook C-Train Station, Westbrook Mall, Walmart, Starbucks, and local restaurants â€" offering true inner-city living without compromise.

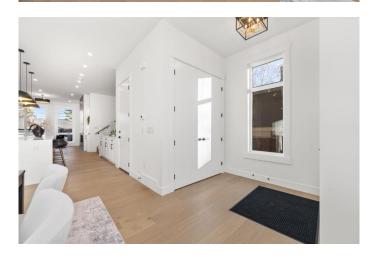
Step inside and be greeted by 10-foot ceilings, an open and airy floor plan, and engineered hardwood flooring on the main level. The chef-inspired kitchen is a showstopper, featuring built-in premium appliances, a massive extended island with a dual waterfall quartz countertop, full-height cabinetry, and a sleek quartz backsplash. Designed to impress, this kitchen perfectly balances luxury and everyday functionality.

The living area exudes elegance with its feature gas fireplace, glass-railed staircase, and abundance of natural light, creating a warm and welcoming atmosphere ideal for gatherings or quiet evenings at home.

Upstairs, the primary suite is a serene retreat â€" highlighted by a vaulted ceiling,







custom-designed closet, and a luxurious five-piece ensuite with a soaker tub, double vanity, glass-enclosed shower, and in-floor heating for a spa-like experience. Two additional bedrooms, a full bath, and a laundry room complete the upper level, designed with both comfort and practicality in mind.

A standout feature of this property is the fully LEGAL two-bedroom basement SUITE with its own private side entrance, ideal for generating rental income or hosting extended family. The suite includes a full kitchen, private laundry, and sound-reduction construction for added privacy.

Every element of 1444 43 St SW has been crafted with precision and purpose, offering an elevated lifestyle in one of Calgary's most desirable inner-city communities.

Built in 2025

#### **Essential Information**

MLS® # A2268443 Price \$1,049,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,870 Acres 0.07

Acres 0.07

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 1444 43 Street Sw

Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta
Postal Code T3C 2A2

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 1

#### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No

Animal Home, No Smoking Home, Quartz Counters, Separate Entrance,

Soaking Tub, Sump Pump(s), Vaulted Ceiling(s)

Appliances Built-In Oven, Dishwasher, Electric Stove, Gas Cooktop, Microwave,

Refrigerator, Washer/Dryer, Washer/Dryer Stacked, ENERGY STAR

**Qualified Appliances** 

Heating Forced Air Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Concrete, Stucco, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 3rd, 2025

Zoning RC-G

### **Listing Details**

Listing Office RE/MAX iRealty Innovations

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