

# \$1,099,950 - 1417 42 Street Sw, Calgary

MLS® #A2261223

**\$1,099,950**

5 Bedroom, 4.00 Bathroom, 2,011 sqft  
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Welcome to the lap of luxury in Rosscarrock. This beautifully appointed infill (construction completion in early 2026) is within one kilometre walking distance to Westbrook C-train station, Westbrook mall, E-MART, Walmart, Starbucks, and many pubs/restuarants which makes it an ideal location with its 2 BEDROOM LEGAL BASEMENT SUITE. Have Kids with allergies? NO CARPETS THROUGHOUT. The Main floor has 10â€™™ CEILINGS, wide front entrance, an enormous dining area to fit a harvest table, luxurious kitchen with quartz backsplash, 14' long island with a magnificent quartz countertop and dual waterfall feature and cabinet doors on both sides (plenty of storage space for all your small kitchen appliances), a show-stopping "COMMERCIAL STYLE" 36 INCH GAS RANGE, Impressive 48" FRIDGE and High-end BEVERAGE COOLER in the seamlessly situated coffee bar that is open-to-above. The Living room has an opulent 50' GAS FIREPLACE with built-ins and sliding patio doors that opens to a maintenance-free, composite plank party deck. The mud room has sitting bench and hangers, and will lead a conveniently located powder room. The highlight of the top floor is the Massive Primary bedroom with vaulted ceiling, spacious WALK-IN HIS & HER closets and a spa-like ensuite which will have a tiled STEAM SHOWER, double vanity, and a free-standing tub. The top floor is completed with a laundry room with sink, two bedrooms, one which has



"cheater-suite" access to the common 4-piece bathroom. Every main and top floor bathroom has electric in-floor heating with their own thermostat, 200 AMP SERVICE TO HOUSE ensures there is enough power for house and a legal basement suite. The BASEMENT HAS A SEPARATE SIDE ENTRANCE, access to the furnace/mechanical room is in the common area so basement tenants do not need to be bothered/notified if you have to access the mechanicals. The basement ceiling has sound reduction features in the ceiling, hookups for a private laundry, kitchen and living room (with a gas fireplace), ITS OWN FURNACE and roughed-in in-floor heating. Did I mention TRIPLE PANE WINDOWS THROUGHOUT which are more energy efficient and improve sound insulation within the house? Other features include GFCI OUTLETS BEHIND EVERY TOILET (required for heated bidets), 200 AMP service in home, HEATED (also insulated, drywalled and painted) GARAGE WITH 200 AMP SERVICE with an EV CHARGING RECEPTACLE suitable to connect a Level 2 charging station. Photos are from a recently finished project. Taxes on completed home not yet assessed. Measurements taken from building plans and interior photos from a recent project completed by builder that will have similar finishings.

Built in 2026

### **Essential Information**

MLS® #	A2261223
Price	\$1,099,950
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,011
Acres	0.07

Year Built	2026
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1417 42 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1Z4

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), 220 Volt Wiring, Plug-In
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Sump Pump(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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