

\$749,900 - 1628 40 Street Sw, Calgary

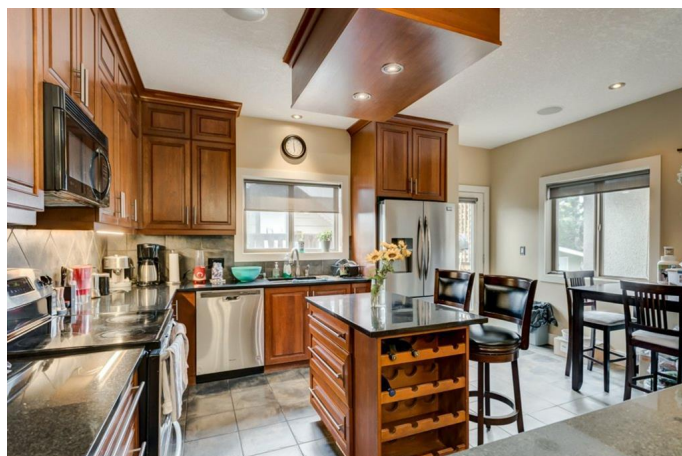
MLS® #A1146125

\$749,900

4 Bedroom, 4.00 Bathroom, 1,490 sqft
Residential on 0 Acres

Rosscarrock, Calgary, Alberta

METICULOUSLY BUILT, ONE OF A KIND, CUSTOM HOME ON GREAT INNER CITY LOT. This home is filled with exceptional details. The exterior siding is highly durable Can Excel hardboard with custom Douglas Fir framing at the front. The tall walls of the home were built with Douglas Fir too. Follow the construction of the home in the binders provided in the home. The well laid out kitchen has beautiful, mellow toned cabinetry with deep drawers & a built-in wine rack in the island. Granite countertops, stainless steel appliances & a breakfast area. The delightful living room/dining room is home to a stunning, two story high stone fireplace. Both bedrooms on the top floor have ample closet space & their own ensuites. The master ensuite has a granite countertop, separate shower stall & jacuzzi tub The Murphy Bed in the second bedroom make this a very versatile space. The illegal basement suite has large windows, a spacious open plan kitchen/dining/living space, two bedrooms, a stylish bathroom with black & white accents, its own laundry facilities & separate heating system which is radiant in-floor heating. The detached single garage is half underground with a large room above it. This room has water & sewer roughed-in to it, provides plenty of storage & would make a great man cave, gym etc. The garage also has in-floor heating roughed in, which includes a snow sensor on the driveway. This home also offers great outdoor living space with a pretty front deck & high & low decks in the backyard.



It is roughed in for a sprinkler system & there is the potential to purchase the home fully furnished.

Built in 2007

Essential Information

MLS® #	A1146125
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,490
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1628 40 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1W9

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Stove(s), Washer, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2021
Days on Market	75
Zoning	R-C2

Listing Details

Listing Office Courtesy Of REAL ESTATE PROFESSIONALS INC.

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