# \$1,199,900 - 1660 42 Street Sw, Calgary

MLS® #A2210513

## \$1,199,900

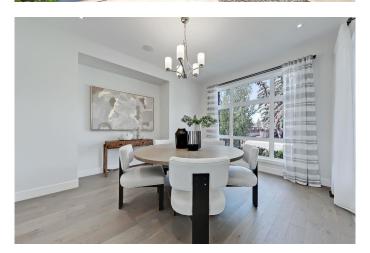
4 Bedroom, 4.00 Bathroom, 2,295 sqft Residential on 0.01 Acres

Rosscarrock, Calgary, Alberta

Don't miss this European-built DETACHED INFILL in ROSSCARROCK! Situated close to 17th Ave next to other newly built infills, w/ everything you need within walking distance â€" Shopping, Coffee Shops & Restaurants, all levels of schools, and more along 17th! Made even more convenient w/ quick access to Bow Trail, 37th St, & Sarcee Trail to take you around the city. The convenient location is only improved upon by this home's fantastic layout & attention to detail, inside & out! Access your home's oversized 22-ft x 26-ft fully insulated & gas-heated detached garage offer access from the back alley OR the front 10.5-ft wide driveway! The garage enjoys 12-ft ceilings w/ a 10-ft door â€" big enough to store your RV securely! Other highlights include: Hansgrohe plumbing fixtures, granite countertops, California closets, in-floor heating, a built-in sound system across the entire house, a built-in camera surveillance system, hot water on demand, & water softener! The front foyer is bright & welcoming, w/ high transom windows & a built-in coat closet. The front dining room features a designer hanging light w/ engineered hardwood floors that take you into the central kitchen. The L-shaped kitchen offers you tons of space for hosting, w/a central island w/ granite countertop, designer pendant lights, a dual basin undermount sink, ceiling-height cabinetry, & a walk-in pantry w/ custom built-in shelving! Completed w/ an upgraded JennAir appliance package w/ wall







oven & microwave, French door fridge/freezer, dishwasher, & cooktop. The family room enjoys a beautifully designed inset gas fireplace w/ ceiling-height tile surround & built-in shelving with inset lighting. The large windows overlook the backyard & rear deck, the perfect place to enjoy a morning coffee & sunrise. A nice-sized foyer sits next to the back patio door providing plenty of room to enter the home and tuck away jackets & shoes! A bright workspace or w/ a built-in desk sits next to the kitchen perfect for a homework station. The main floor is finished off w/a designer powder room w/ floating vanity & vessel sink. Three large skylights greet you on the upper level, w/ a bonus space at the top of the stairs, two secondary bedrooms w/ built-in closets, a modern 4-pc main bath with Hansgrohe fixtures, & a large laundry room. The upscale primary suite features tons of windows, a massive walk-in closet w/ built-in shelving, a private den/office space w/ pocket doors & built-in shelving, & an incredible 6-pc ensuite! The high-end ensuite features Hansgrohe fixtures, a fully tiled shower w/ a bench that transforms into a SAUNA, dual vanity, heated tile floors, & an elegant freestanding soaker tub next to more custom built-in cabinetry/shelving. Downstairs, the basement features a WALK UP entrance, a large rec area, a 4th bedroom, a main 3-pc bathroom, & a SECOND LAUNDRY w/ sink & COLD STORAGE. This home & location are truly ideal for any family looking to settle into the ultimate inner-city lifestyle!

Built in 2017

## **Essential Information**

MLS® # A2210513 Price \$1,199,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,295 Acres 0.01

Year Built 2017

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 1660 42 Street Sw

Subdivision Rosscarrock

City Calgary
County Calgary

Province Alberta

Postal Code T3C1Z5

## **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Soaking Tub, Walk-In Closet(s), Ceiling Fan(s), Chandelier, Central Vacuum, Granite Counters, High Ceilings, Sauna,

Smart Home, Skylight(s), Separate Entrance, Sump Pump(s)

Appliances Dishwasher, Washer/Dryer, Window Coverings, Built-In Refrigerator,

Electric Cooktop, Electric Oven, Humidifier, Washer/Dryer Stacked,

Water Softener

Heating Natural Gas, In Floor

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Exterior Entry

## **Exterior**

Exterior Features Garden, Lighting, RV Hookup

Lot Description Corner Lot, Front Yard, Garden, Low Maintenance Landscape,

Landscaped, Open Lot, Paved

Roof Asphalt Shingle Construction Concrete, Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed April 23rd, 2025

Days on Market 106
Zoning R-CG

# **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.