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

MLS® #A2210513

## \$1,199,900

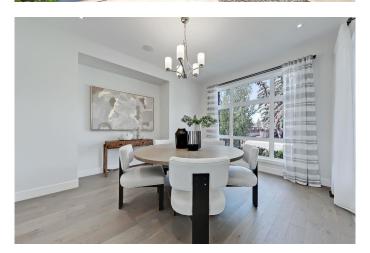
4 Bedroom, 4.00 Bathroom, 2,295 sqft Residential on 0.01 Acres

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 105

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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