

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

MLS® #A2210513

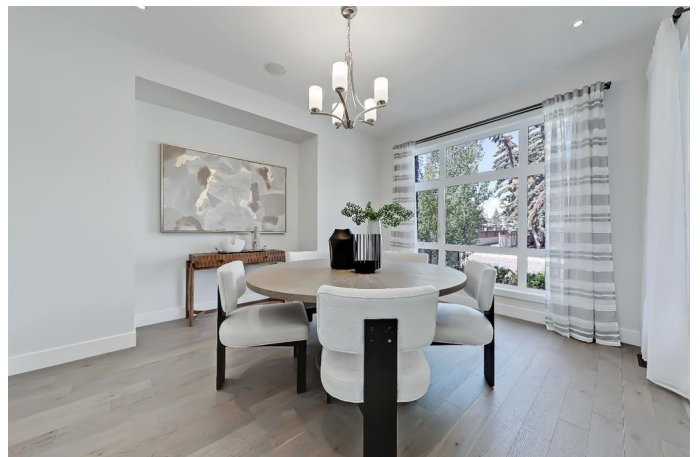
**\$1,199,900**

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 – 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 – 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, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Cooktop, Humidifier, Washer/Dryer, Washer/Dryer Stacked, Water Softener, Window Coverings, Electric Oven                                                                                                             |
| Heating           | In Floor, Natural Gas                                                                                                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                                              |
| Basement          | Exterior Entry, Finished, Full                                                                                                                                                                                                                                   |

**Exterior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, RV Hookup                                                            |
| Lot Description   | Corner Lot, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Open Lot, Paved |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Concrete, Stucco                                                                       |
| Foundation        | Poured Concrete                                                                        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 54               |
| Zoning         | R-CG             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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