

\$749,000 - 1424 43 Street Sw, Calgary

MLS® #A2209321

\$749,000

3 Bedroom, 3.00 Bathroom, 1,607 sqft
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

****Open House - Sunday, April 13 - 1-4pm****

Welcome to this beautifully maintained 3-bedroom detached home, perfectly nestled on a quiet, tree-lined street in one of Calgary's most charming pockets of the city. From the moment you step inside, you'll feel the warmth and care that's gone into every corner. The bright main floor features a cozy 3-sided fireplace connecting the living and dining areas, a stunning renovated powder room, and at the rear of the home, a banquette dining nook and fully remodeled kitchen that's as functional as it is stylish – complete with quartz countertops, stainless steel appliances, a spacious island, corner pantry, and plenty of storage for the home chef. There's room to gather, host, and make memories here. Upstairs, you'll find a generous primary suite with an updated ensuite and a large walk-in closet with built-ins. Two additional well-sized bedrooms and a full family bathroom complete the upper level. The finished basement adds even more flexibility, offering open space for media, play, or fitness – plus a private office with doors, perfect for working from home. Step outside into your fully landscaped backyard oasis, where blooming lilacs, a spacious deck with pergola, and a peaceful, well-loved ambiance create the perfect setting for entertaining or unwinding. You'll want to spend every summer moment here. Extensive updates include a new roof (2020), luxury vinyl plank flooring and carpet (2020), home office



addition (2023), primary suite refresh (2024), air conditioning (2024), hot water tank (2024), powder room renovation (2025), and garage door (2025). The oversized, insulated, and dry-walled garage is the final touch. All of this just steps from the C-Train, schools, parks, and playgrounds, with easy access to downtown, shopping, and recreation. This is the one youâ€™ve been waiting for.

Built in 1997

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209321 |
| Price | \$749,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,607 |
| Acres | 0.07 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1424 43 Street Sw |
| Subdivision | Rosscarrock |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 2A2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, French Door, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Dining Room, Double Sided, Family Room, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Lane, Back Yard, City Lot, Garden, Landscaped, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 4 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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