

# \$838,000 - 1431 40 Street Sw, Calgary

MLS® #A2259399

**\$838,000**

4 Bedroom, 4.00 Bathroom, 1,759 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Stunning family home with modern upgrades and a prime Calgary location. Located on a quiet street within walking distance to C-train, shopping, and schools, this home offers both comfort and convenience. The exterior features elegant curb appeal with freshly stained decks, beautiful mature gardens with a pergola, and a paved back alley that provides easy no-mud vehicle access. There is ample street parking, along with a spacious two-car garage that fits large vehicles and offers additional storage. Step inside to a welcoming front entrance that opens to a bright and versatile front room—perfect as a formal living area, office, or playroom. A conveniently located powder room on the main level makes this space ideal for both everyday family life and hosting guests. The main floor continues with soaring 9-foot ceilings and elevated moulding throughout. Gorgeous LPV flooring graces the level, complemented by new carpets on the stairs, upper, and basement levels. Stylish tile finishes in the bathrooms add a touch of elegance. The living room features seamless wiring for a mounted TV, a warm gas fireplace with built-in shelving, and a stunning brick feature wall. The spacious dining area and open-concept kitchen make entertaining effortless, with granite countertops, a large island—the sink facing the action—and newer appliances, including a five-burner gas stove, dishwasher, and French door refrigerator. Upstairs offers two bedrooms and a full 3-piece bathroom located



across from the laundry area. The primary suite includes a walk-in closet and a luxurious ensuite with a large jetted soaker tub, stand-up shower, and dual sinks. The finished basement provides additional living space with a fourth bedroom, ideal for guests or a home office. There is a convenient 3-piece bathroom with heated floors, a cozy media wall installation perfect for movie nights, a functional workspace, and ample storage in the furnace room and under the stairs. The home is equipped with a well-maintained furnace, air conditioning, and humidifier to ensure year-round comfort. Additional features include a two-car garage accommodating large vehicles, friendly neighbours, and a peaceful street setting. Its close proximity to transit, shopping centres, and schools makes this home ideal for busy families. Combining modern upgrades with Calgary's welcoming community, this exceptional move-in ready property is ready to become your new home—schedule a viewing today with your favourite Realtor!!

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2259399               |
| Price          | \$838,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,759                  |
| Acres          | 0.07                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1431 40 Street Sw |
| Subdivision | Rosscarrock       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 1W8           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                                          |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                                                                             |

## Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Private, Rectangular Lot, Street Lighting, Few Trees |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Stone, Stucco, Wood Frame                                                                                        |
| Foundation        | Poured Concrete                                                                                                  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 16                   |
| Zoning         | R-CG                 |

**Listing Details**

Listing Office               Diamond Realty & Associates LTD.

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