$865,000 - 944 43 Street Sw, Calgary
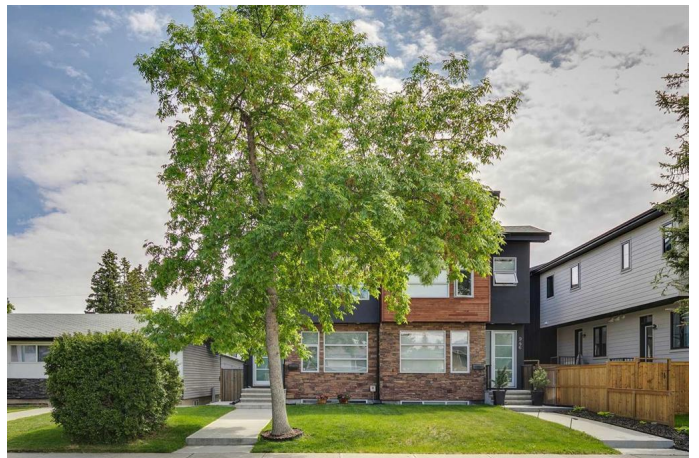
MLS® #A2227909

$865,000

4 Bedroom, 4.00 Bathroom, 1,776 sqft
Residential on 0.06 Acres

Rosscarrock, Calgary, Alberta

Built in 2016, this gorgeous 2-storey home in Calgary's mature Rosscarrock community showcases modern finishes throughout and offers the perfect blend of style and functionality. Featuring 10' ceilings, in-ceiling speakers, hardwood flooring and freshly painted interior, the main floor stuns with engineered hardwood flooring, a spacious living room with built-in shelving and gas fireplace, a dedicated dining area with an updated chandelier, and a chefâ€™s kitchen complete with granite countertops, stainless steel appliances including a gas stove and in-wall oven, and a large island with breakfast bar. A well-designed mudroom with hooks, bench, and storage leads to the fully fenced backyard and double detached garage off the back lane. Upstairs, the tray-ceiling primary suite impresses with a massive ensuite featuring in-floor heat, a skylight, dual granite-topped vanities, a large tiled shower, and a deep jet tub. Two additional bedrooms, a full tiled bathroom with granite counters and tub/shower combo, and a laundry room with granite counters & storage cabinets complete the upper level. The fully developed basement offers a stunning wet bar with wine fridge, built-in wine rack, and granite counters, a second gas fireplace with built-in shelving, a fourth bedroom with walk-in closet, and a full bathroom with granite counters and tub/shower combo. Enjoy the comfort of a brand new central air conditioner, plus a private (fully fenced) backyard patio perfect for

relaxing or entertaining. Just a few houses from parks and minutes to grocery stores, the LRT, and the library, with quick access to both downtown and the mountains, this home is also near great schools like Calgary Arts Academy (4â€"9), St. Michael (Kâ€"9), Vincent Massey (7â€"9), and Central Memorial High School, making it an exceptional opportunity in a prime location. Book your showing today!

Built in 2016

Essential Information

MLS® #	A2227909
Price	$865,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,776
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	944 43 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1Z7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Off Street, Side By Side

| # of Garages | 2 |

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Central Vacuum, Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First