

\$784,999 - 1431 40 Street Sw, Calgary

MLS® #A2259399

\$784,999

4 Bedroom, 4.00 Bathroom, 1,759 sqft
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

OPEN HOUSE SATURDAY OCTOBER 11
â€¢ 1PM-4PM 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 roomâ€”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 islandâ€”the sink facing the actionâ€”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	\$784,999
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, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Crown Molding
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	Full

Exterior

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

Additional Information

Date Listed	September 23rd, 2025
-------------	----------------------

Days on Market	58
Zoning	R-CG

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.