

# \$865,000 - 944 43 Street Sw, Calgary

MLS® #A2227909

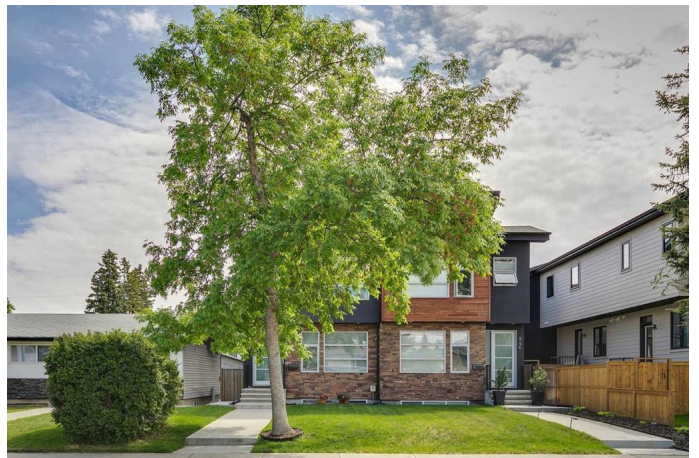
**\$865,000**

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 chef'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 11

Zoning R-CG

## Listing Details

Listing Office RE/MAX First

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