



GRASSROOTS
REALTY GROUP

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1433 43 Street SW
Calgary, Alberta

MLS # A2323385



\$1,060,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,972 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: In secondary suite: Refrigerator, Stove, Microwave Hood Fan, Dishwasher

Refined. Architectural. Designed for modern inner-city living. Set in the established southwest Calgary community of Rosscarrock, this brand new semi-detached infill brings a polished, design-forward approach to one of the west side's most connected locations. With a sophisticated exterior presence, expansive interior proportions, and a fully developed legal lower suite, this home offers the rare blend of everyday livability, elevated style, and long-term flexibility. The main floor is bright, open, and beautifully intentional, with 10' ceilings, 8' doors, and a seamless flow from the front dining area through to the central kitchen and rear living room. A dedicated front office adds function without interrupting the main living space, while the kitchen anchors the home with an oversized island, clean-lined cabinetry, quartz surfaces, a gas range, and a full-height backsplash for a refined, polished look. At the rear, the living room is designed to feel warm and composed, complete with a gas fireplace, built-in wall units, and direct connection to the rear deck through a sliding glass door. The result is a main level that feels equally suited to quiet evenings, hosting friends, and the daily rhythm of a busy household. Upstairs, the primary retreat makes a statement with vaulted ceilings, a generous walk-in closet, and a beautifully appointed ensuite with a freestanding tub, tiled shower, dual sinks, and a calm, spa-like feel. Two additional bedrooms, a full bathroom, upper laundry, and a versatile loft complete the second floor, creating an ideal layout for families, work-from-home needs, or a refined guest space. The lower level adds exceptional value with a private legal secondary suite designed for flexibility. Complete with two bedrooms, a full kitchen, living area, bathroom, dedicated laundry, and separate entry, it is perfectly suited for extended family, guests, or future rental potential.

Finishes throughout are modern, warm, and quietly elevated, with a soft neutral palette, light wood tones, crisp white walls, flat-stock detailing, and a curated mix of black and champagne hardware. The design feels fresh and timeless without trying too hard. Outside, the rear deck extends the living space, while the inner-city location puts the CTrain, Bow Trail, 17 Avenue SW, schools, parks, shopping, and everyday amenities all within easy reach. Downtown Calgary, Edworthy Park, Shaganappi Point, and west-side routes toward the mountains are also easily accessible, making this a smart lifestyle choice in a highly convenient southwest Calgary setting. A modern Rosscarrock infill with architectural presence, flexible living, and refined everyday function.