



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

921 41 Street SW
Calgary, Alberta

MLS # A2344118



\$975,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,044 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Wet Bar		
Inclusions:	fire table, bbq		

Beautifully maintained and effortlessly inviting, this two-storey attached home offers a refined take on comfortable city living. Thoughtfully designed with bright, open spaces and an easy indoor-outdoor flow, it's a home that feels equally suited to quiet mornings and evenings spent entertaining. The main floor is bright and sophisticated, with a crisp white kitchen, generous island and a beautifully considered butler's pantry that flows seamlessly into the mudroom. It's a practical layout that keeps everyday living organized without compromising on style. At the back of the home, the low maintenance yard extends the living space outdoors, complete with a built-in BBQ, room to gather and convenient back lane access, perfect for summer dinners, relaxed entertaining and enjoying long evenings at home. Upstairs, the spacious primary suite offers a quiet retreat with vaulted ceilings and a generous ensuite. Two additional bedrooms, a full bathroom and dedicated laundry room complete the upper level, creating a comfortable and functional space for family and guests. The fully finished lower level adds another dimension to the home, with a dedicated gym and guest bedroom, along with plenty of flexibility for movie nights, visitors or simply creating a little more space to spread out. Location is just as effortless, with quick access to Bow Trail, downtown, shopping and everyday amenities. Connected to the best of the city, yet tucked into a home that feels relaxed and private, this is a beautiful balance of style, comfort and convenience, designed for the way you actually live.