

# \$1,049,000 - 1444 43 Street Sw, Calgary

MLS® #A2268443

**\$1,049,000**

5 Bedroom, 4.00 Bathroom, 1,870 sqft  
Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

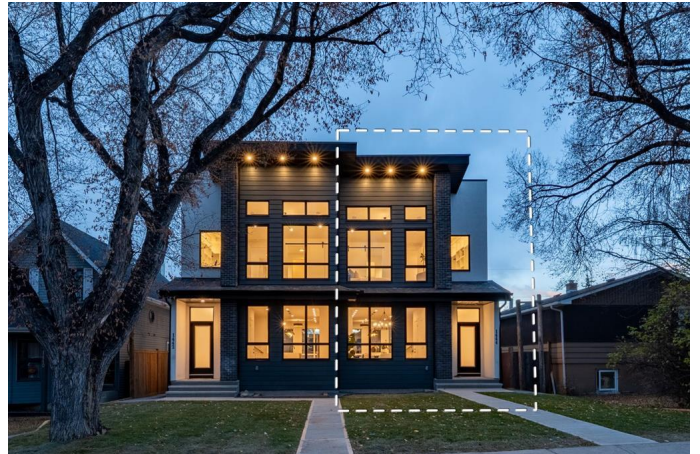
Welcome to Refined Living in Rosscarrock !  
Crafted for those who appreciate fine design  
and smart investment.

Luxury, comfort, and convenience come together beautifully at 1444 43 Street SW, an exquisite modern infill designed for today's lifestyle. Perfectly positioned in the sought-after community of Rosscarrock, this home is within walking distance to the Westbrook C-Train Station, Westbrook Mall, Walmart, Starbucks, and local restaurants offering true inner-city living without compromise.

Step inside and be greeted by 10-foot ceilings, an open and airy floor plan, and engineered hardwood flooring on the main level. The chef-inspired kitchen is a showstopper, featuring built-in premium appliances, a massive extended island with a dual waterfall quartz countertop, full-height cabinetry, and a sleek quartz backsplash. Designed to impress, this kitchen perfectly balances luxury and everyday functionality.

The living area exudes elegance with its feature gas fireplace, glass-railed staircase, and abundance of natural light, creating a warm and welcoming atmosphere ideal for gatherings or quiet evenings at home.

Upstairs, the primary suite is a serene retreat highlighted by a vaulted ceiling,



custom-designed closet, and a luxurious five-piece ensuite with a soaker tub, double vanity, glass-enclosed shower, and in-floor heating for a spa-like experience. Two additional bedrooms, a full bath, and a laundry room complete the upper level, designed with both comfort and practicality in mind.

A standout feature of this property is the fully LEGAL two-bedroom basement SUITE with its own private side entrance, ideal for generating rental income or hosting extended family. The suite includes a full kitchen, private laundry, and sound-reduction construction for added privacy.

Every element of 1444 43 St SW has been crafted with precision and purpose, offering an elevated lifestyle in one of Calgary's most desirable inner-city communities.

Built in 2025

### Essential Information

MLS® #	A2268443
Price	\$1,049,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,870
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1444 43 Street Sw
Subdivision	Rosscarrock

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2A2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 3rd, 2025
Days on Market	6
Zoning	RC-G

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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