

# \$849,900 - 906 43 Street Sw, Calgary

MLS® #A2258481

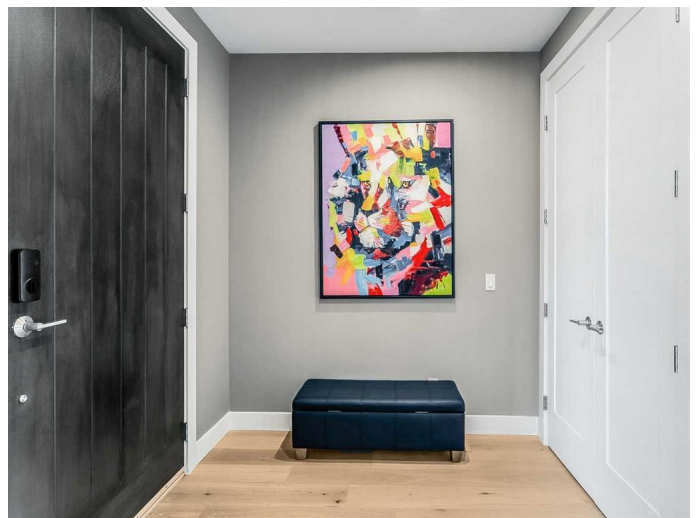
**\$849,900**

3 Bedroom, 3.00 Bathroom, 1,976 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

This gorgeous home is in a phenomenal location in the mature community of Rosscarrock, within walking distance to schools, parks, Westbrook mall, the LRT station, the Nicholls Family Library, and the community hall. The property has meticulous landscaping and a private backyard oasis. Beautiful wide plank engineered hardwood floors, tall 9' ceilings, 8' doors and an abundance of natural light provide a warm and welcoming first impression. The front flex room overlooking the street offers versatility as a formal dining room or home office. Culinary creativity is inspired in the stunning chef's kitchen featuring quartz countertops, full-height cabinetry, dove tail drawers, a gas cooktop, high-end Dacor stainless steel appliances, and a large centre island with seating. A centred floor-to-ceiling tile fireplace flanked by windows invites everyone to gather in the living room, where built-in speakers set the mood for relaxing or hosting. Step outside to the ground-level patio, complete with outdoor speakers and a BBQ gas line for convenient entertaining. This private outdoor space is surrounded by lush landscaping and mature trees, all tucked behind the double detached garage. Practical design continues with an enclosed mudroom to keep seasonal clutter hidden away. A sunny skylight illuminates the stairway leading to the upper level. Convenient upper floor laundry has ample storage, folding space, and a sink. The primary suite is an indulgent retreat with a



spacious layout, a custom walk-in closet, and a luxurious ensuite featuring dual vanities, a deep soaker tub, a separate 10mm shower, and a skylight for endless natural light. Two additional bedrooms (one with its own walk-in closet) share the well-appointed 4-piece main bathroom. The basement is ready for your dream development with two windows, 9â€™™ ceilings, and a 3-piece bathroom rough-in. Additional upgrades include a brand-new central air conditioning unit (the quietest version available), freshly painted throughout, Grohe faucets throughout, central vacuum, triple-pane windows & custom window coverings. This beautiful yet practical home truly has everything on your wish list, plus an unbeatable location close to 17th Avenue and Bow Trail while still being sheltered from the noise, giving you the best of both worlds.

Built in 2014

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2258481               |
| Price          | \$849,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,976                  |
| Acres          | 0.07                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 906 43 Street Sw |
| Subdivision | Rosscarrock      |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3C 1Z7 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                                                         |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                           |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                                                            |

### **Exterior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Entrance, Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Cedar, Stucco, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 20                   |
| Zoning         | R-CG                 |

### **Listing Details**

Listing Office

eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.