

# \$899,900 - 923 42 Street Sw, Calgary

MLS® #A2240349

**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,909 sqft  
Residential on 0.07 Acres

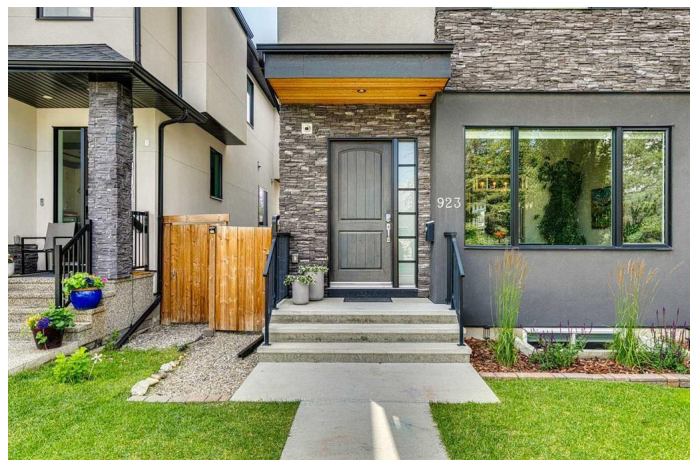
Rosscarrock, Calgary, Alberta

Nestled in the heart of the family-friendly inner-city community of Rosscarrock, this meticulously maintained home blends timeless design, modern convenience, and exceptional functionality. Proudly cared for by its original owners, this move-in ready property showcases thoughtful upgrades, a spacious layout, and a true sense of home.

Step inside to a welcoming foyer that opens into a beautifully flowing open-concept main floor, ideal for both everyday living and entertaining. The layout transitions seamlessly from the spacious dining area to the stunning chef's kitchen, and into the cozy living room—all with views of the expansive, landscaped backyard.

At the heart of the home is the chef-inspired kitchen, designed for serious cooks and social gatherings alike. It features rich, warm-toned ceiling-height cabinetry with elegant crown molding, quartz countertops, a stylish backsplash, stainless steel appliances including a gas cooktop and range hood, and a large central island with breakfast bar seating. It's as functional as it is beautiful.

The adjoining living room is anchored by a striking fireplace with custom built-ins, creating a warm and inviting space to relax or host guests. Large windows flood the main floor with natural light and offer views of the private west-facing backyard—complete with lush



landscaping, a shed for extra storage, and a heated double garage.

Upstairs, youâ€™ll find three generously sized bedrooms, a full bathroom, and a well-placed laundry room. The primary suite is a private oasis, featuring a large walk-in closet and a luxurious ensuite with a deep soaking tub and separate showerâ€”your personal retreat at the end of the day.

The fully developed basement adds flexibility and space for any lifestyle. It includes a fourth bedroom, another full bath, a large recreation area with a wet bar, and built-in office space, perfect for working from home or pursuing hobbies.

Additional highlights include:

Central air conditioning

In-ceiling speakers with multiple audio zones

Built-in shelving and storage throughout

Professionally landscaped backyard

This home truly has it allâ€”style, space, and substance. Located just minutes from schools, parks, playgrounds, shopping, public transit, and the library, it offers the perfect combination of inner-city convenience and a quiet, family-oriented setting.

Pride of ownership is evident throughoutâ€”come see what makes this Rosscarrock home so special.

Built in 2015

## **Essential Information**

MLS® #

A2240349

Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,909
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	923 42 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C1Y9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Skylight(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	BBQ gas line, Playground, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Fruit Trees/Shrub(s), Gentle Sloping, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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