# \$1,530,000 - 2006 41 Avenue Sw, Calgary

MLS® #A2251276

# \$1,530,000

4 Bedroom, 5.00 Bathroom, 2,608 sqft Residential on 0.07 Acres

Altadore, Calgary, Alberta

OPEN HOUSE - SAT - SEP 27, 2-4 PM -Tucked into one of Altadore's most established tree-lined streets, this modern, four-level residence delivers a rare combination: refined design, spatial flexibility, and thoughtful separation of private and shared spacesâ€"ideal for growing families with teens or multigenerational needs. Clean architectural lines, a low-maintenance exterior, and a brick-framed entry hint at the interior's elevated material palette and intentional flow. Inside, the main level opens into a bright, linear layout anchored by a sculptural quartz island, ceiling-height custom millwork, and professional-grade appliances, perfect for weekday function or weekend entertaining. Oversized sliding doors connect the interior seamlessly to a private backyard, while warm oak tones and minimalist detailing carry throughout. Up one level, the second floor offers two well-separated bedrooms, a charming open library or study nook, and a fully equipped laundry room with brand new washer and dryer. This layout creates just the right balance of privacy and proximity for teens or visiting family. The third floor is a true architectural momentâ€"a full-floor owner's suite with a private terrace with stunning views, wet bar, and a luxuriously understated ensuite featuring a glass-enclosed steam shower, freestanding tub, radiant in-floor heat, and daylit walk-in closet. The separation from the other bedrooms gives this level a rare sense of retreat. The fully developed lower







level includes a fourth bedroom with walk-in closet, a full bath, home gym or office space, and a flexible media room with integrated wet barâ€"ideal for movie nights, gaming, or hosting. Additional highlights include roughed in A/C, a finished, insulated double garage, and excellent walkability to River Park, local schools, Marda Loop amenities, transit routes, and off-leash trails. Commuting downtown is a breeze, and weekend escapes west are equally accessible. This is not just another new buildâ€"it's a home that understands family rhythms, honors personal space, and elevates the way you live, gather, and grow.

#### Built in 2025

### **Essential Information**

MLS® # A2251276 Price \$1,530,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1
Square Footage 2,608

Acres 0.07 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 3 Storey, Side by Side

Status Active

# **Community Information**

Address 2006 41 Avenue Sw

Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T 2M1

#### **Amenities**

Parking Spaces 2

Parking 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door

Opener, Insulated

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double

Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar

Appliances Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher,

Dryer, Garage Control(s), Microwave, Range Hood, Washer

Heating Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting

Roof Asphalt, Flat Torch Membrane

Construction Brick, Cement Fiber Board, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 27th, 2025

Days on Market 68

Zoning R-CG

# **Listing Details**

Listing Office Royal LePage Benchmark

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