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

MLS® #A2251276

\$1,530,000

4 Bedroom, 5.00 Bathroom, 2,608 sqft Single Family 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 ho me that understands family rhythms, honors personal space, and elevates the way you live, gather, and grow. (id:6289)

Built in 2025

Essential Information

Listing # A2251276 Price \$1,530,000

4 Bedrooms

Bathrooms 5.00

Half Baths 1

Square Footage 2,608 Acres 0.07 Year Built 2025

Single Family

Sub-Type Freehold

Community Information

Address 2006 41 Avenue Sw

Subdivision **Altadore** City Calgary Province Alberta Postal Code **T2T2M1**

Amenities

Type

Amenities Park, Playground, Schools, Shopping

Features Other, Back lane, Wet bar, Closet Organizers, No Smoking Home, Gas **BBQ** Hookup

Parking Spaces

Parking Detached Garage

2

of Garages 2

Interior

Appliances Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave,

Oven - Built-In, Hood Fan, Garage door opener

Heating Natural gas Forced air

Cooling See Remarks

Fireplace Yes

of Fireplaces 1

of Stories 3

Has Basement Yes

Exterior

Exterior Brick
Exterior Features Lawn

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark





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