

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

MLS® #A2251276

**\$1,530,000**

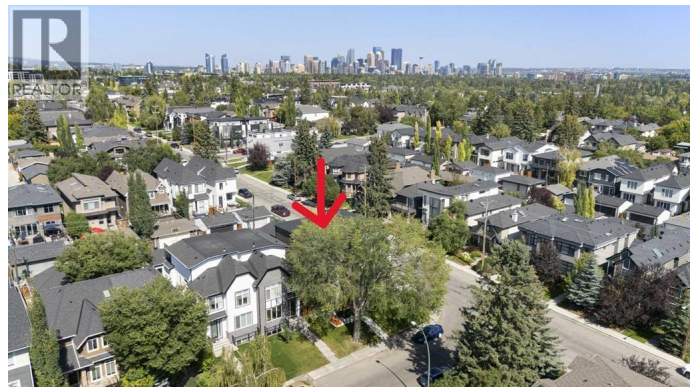
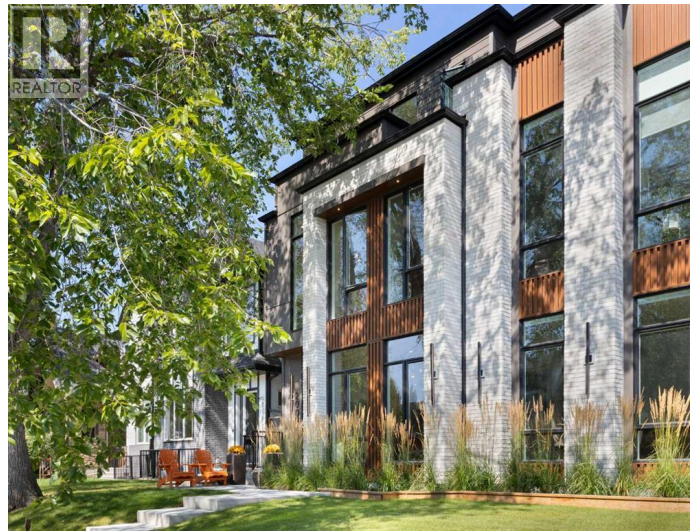
4 Bedroom, 5.00 Bathroom, 2,608 sqft

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 spaces—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 moment—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 bar—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 build—it's a home 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
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	2,608
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	2006 41 Avenue Sw
Subdivision	Altadore
City	Calgary
Province	Alberta
Postal Code	T2T2M1

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Other, Back lane, Wet bar, Closet Organizers, No Smoking Home, Gas

	BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# 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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Listing information last updated on October 12th, 2025 at 11:46pm PDT