\$1,499,000 - 2006 41 Avenue Sw, Calgary

MLS® #A2190514

\$1,499,000

4 Bedroom, 5.00 Bathroom, 2,624 sqft Residential on 0.07 Acres

Altadore, Calgary, Alberta

** OPEN HOUSE: Friday, Apr. 4th 1-3pm ** Located in the highly sought-after Altadore neighborhood, 2006 41 Ave SW is a stunning modern duplex that perfectly blends luxury, style, and functionality. This side of the home features a welcoming front porch with brick pony walls, leading into a bright, open-concept main floor. The layout includes a spacious dining area and a gourmet kitchen with an oversized island, sleek quartz countertops, premium appliances, and custom ceiling-height cabinetry. The cozy living room is centered around a gas fireplace with built-ins, while patio doors open to a private back deck for effortless indoor/outdoor living. A mudroom and a convenient powder room round out the main level.

Upstairs, the primary suite is a true retreat, boasting a spa-like ensuite with a walk-in shower, a soaking tub, dual vanities, in-floor heating, and a walk-in closet. The second bedroom also features a walk-in closet and access to its own bathroom, while a charming reading nook/office area adds versatility to the upper floor. A convenient laundry room completes this level.

The third-level loft is ideal for entertaining, offering a bright living space with access to a private balcony showcasing stunning views, along with a wet bar for hosting guests. The upper level also includes an additional primary bedroom with its own ensuite bathroom and







dual walk-in closetsâ€"designed for ultimate convenience.

The fully finished basement expands your living space with a spacious recreation room featuring a built-in media center and wet bar, an office or gym area, and plenty of storage. Additionally, you'll find a full bathroom and an extra bedroom with a walk-in closet, perfect for guests or family.

Outside, a double-detached garage provides secure parking and extra storage. With its unbeatable location near parks, shops, restaurants, and top-rated schools, this exceptional home offers modern luxury, thoughtful design, and practicality in one of Calgary's most desirable communities.

Built in 2025

Essential Information

MLS® # A2190514 Price \$1,499,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 2,624

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 Double Garage Detached

of Garages 2

Interior

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

Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In

Closet(s), Wet Bar

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

Stove(s)

Heating Forced Air Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

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

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed January 27th, 2025

Days on Market 68

Zoning R-CG

Listing Details

Listing Office eXp Realty

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