

# \$1,199,900 - 2050 41 Avenue Sw, Calgary

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MLS® #A2207409

**\$1,199,900**

3 Bedroom, 5.00 Bathroom, 1,692 sqft

Residential on 0.06 Acres

Altadore, Calgary, Alberta

Welcome home to an exceptional new build by inner city Master Builder Palatial homes Ltd. Located in a very desirable community of Altadore. with south front exposure. WALKING DISTANCE to Glenmore aquatic centre, Glenmore athletic park, Tennis dome, the Flames community arenas and many schools. Perfect place to raise family and enjoy a contemporary lifestyle with all amenities and shopping nearby. This home offers a unique blend of modern elegance and functional craftsmanship. Enter this custom designed home through the south facing front door into bright and open main floor layout with 10 ft. ceilings and Gleaming natural oak Herringbone hardwood. Central Gourmet chef-inspired kitchen with High end JennAir appliances, quartz countertops and ceiling height cabinetry. Cozy living room with natural gas fireplace and built-ins is perfect for everyday family living and holiday gatherings. Large tile floored Mudroom is meticulously positioned to keep muddy and snowy shoes out of sight. Upstairs offers 3 very good sized bedrooms. The luxurious master ensuite offers spa-like private retreat with in-floor heating, double sink vanity , freestanding bath tub and walk-in tile finished shower. Private toilet. Two more good sized bedrooms, large laundry with sink and another 4 piece washroom completes the second floor. Fully finished basement with bedroom, bar and extra large family room provides extra space for growing family among many other options. Exterior is fully finished



with hardie board and brick. large patio off the living room is perfect for evening hangouts and BBQs. Double detached rear car garage with paved back lane. Landscaping to be completed in early spring. Call or email for more information.

Built in 2025

### **Essential Information**

MLS® #	A2207409
Price	\$1,199,900
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,692
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2050 41 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2t6n7

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

	Open Floorplan, Walk-In Closet(s), Bar, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Wet Bar
Appliances	Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge, Humidifier
Heating	Forced Air, Natural Gas, Electric, Fireplace(s), In Floor
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Paved
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	April 21st, 2025
Zoning	rcg

### Listing Details

Listing Office	URBAN-REALTY.ca
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