

**2006 41 Avenue SW**  
**Calgary, Alberta**

**MLS # A2251276**



**\$1,530,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,608 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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

**Inclusions:** N/A

**OPEN HOUSE - SAT - SEP 20, 3-5 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.