

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

MLS® #A2251276

**\$1,530,000**

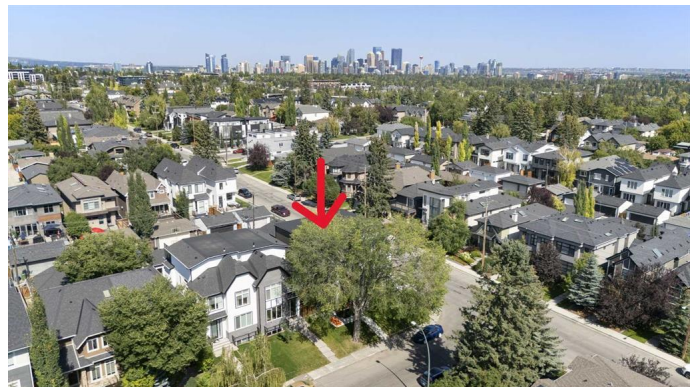
4 Bedroom, 5.00 Bathroom, 2,608 sqft

Residential 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.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2251276               |
| Price          | \$1,530,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,608                  |
| 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        | 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                                                    |

## Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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 |
| Appliances        | Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                  |
| Cooling           | Rough-In                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                                        |
| Fireplaces        | Gas, Great Room                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                                                                           |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt, Flat Torch Membrane                                 |
| Construction      | Brick, Cement Fiber Board, Wood Frame                        |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 63                |
| Zoning         | R-CG              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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