

\$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

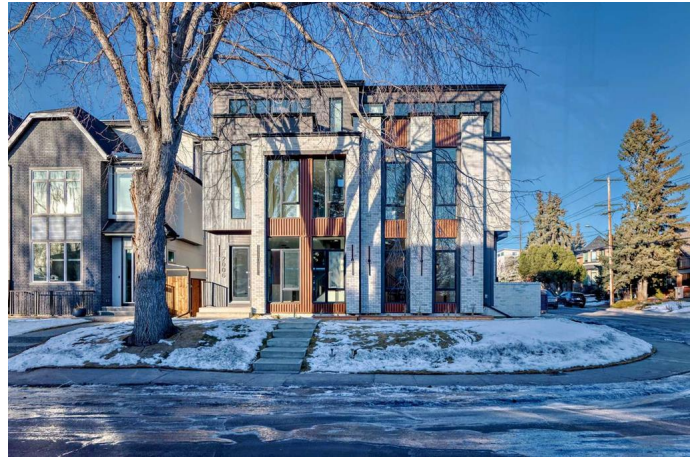
Altadore, Calgary, Alberta

**** 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 closets” 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 | 76 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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