

# \$1,099,900 - 2026 41 Avenue Sw, Calgary

MLS® #A2217559

**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 1,963 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

\* OPEN HOUSE SATURDAY, MAY 10

2:30-4:30PM \* SEE VIDEO\* With over 2,800

sq. ft. of beautifully finished living space, this custom-built inner-city home blends modern

style with thoughtful design in one of Calgary's most sought-after neighborhoods. From the wide plank oak floors to the solid oak doors and elegant crown mouldings, every detail has been carefully crafted. The open-concept main floor welcomes you with a spacious front foyer leading into a flexible dining or sitting area.

The chef's kitchen features professional-grade stainless steel appliances with a full standing fridge & freezer, a large quartz island, and a seamless flow into the bright and airy living room. Step through the oversized sliding doors to enjoy a fully landscaped backyard with a concrete patio—perfect for entertaining.

At the back entrance, you'll find a custom mudroom with built-in storage and laundry for added convenience. Upstairs, the sunny south-facing primary bedroom offers a walk-in closet and a luxurious ensuite with Italian marble and tile. Two more generously sized bedrooms, each with walk-in closets, and a full bathroom complete the upper level. The fully developed basement includes a large rec room, a wine cellar with glass doors, a fourth bedroom with custom built-ins, and an additional bathroom—ideal for guests or growing families.

With tree-lined streets, walkable access to



trendy shops, cafes, and restaurants in Marda Loop, and close proximity to downtown, this Altadore home is one you do not want to miss. Book your private showing today!

Built in 2012

### Essential Information

MLS® #	A2217559
Price	\$1,099,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,963
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2026 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	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Freezer, Gas Stove, Microwave,

	Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Shingle Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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