

# \$1,499,000 - 2006 41 Avenue Sw, Calgary

MLS® #A2190514

**\$1,499,000**

4 Bedroom, 5.00 Bathroom, 2,624 sqft

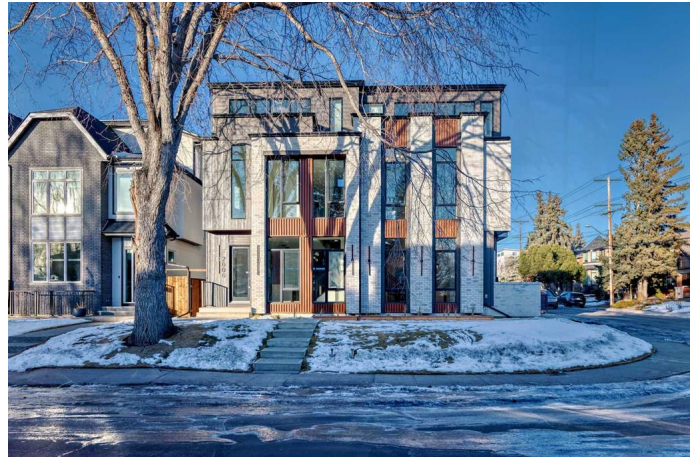
Residential on 0.07 Acres

Altadore, Calgary, Alberta

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	Side by Side, 3 Storey
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, Quartz Counters, Walk-In Closet(s), Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Range Hood, 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, Rectangular Lot, Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	January 27th, 2025
Days on Market	94
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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