

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

MLS® #A2190514

**\$1,499,000**

4 Bedroom, 5.00 Bathroom, 2,624 sqft

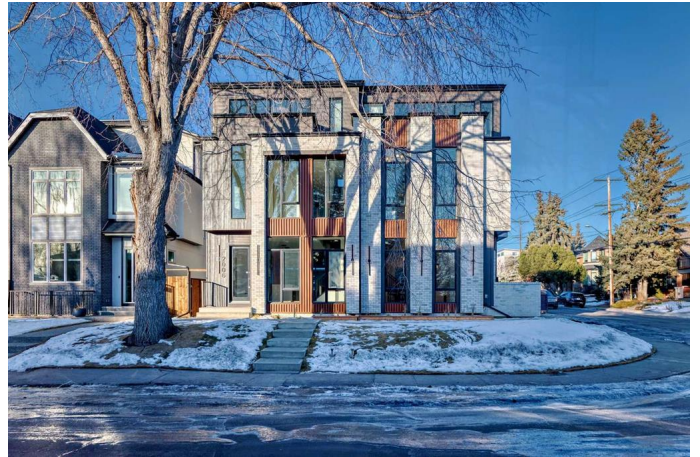
Residential on 0.07 Acres

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, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, Quartz Counters, 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 | 94                 |
| Zoning         | R-CG               |

### Listing Details

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

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