

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

MLS® #A2190514

\$1,499,000

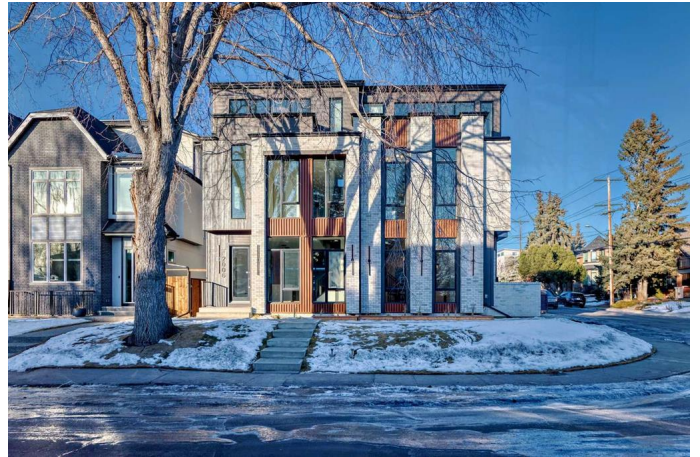
4 Bedroom, 5.00 Bathroom, 2,624 sqft
Residential on 0.07 Acres

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	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, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar, Chandelier, Double Vanity, Soaking Tub
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 87
Zoning R-CG

Listing Details

Listing Office eXp Realty

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