



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2006 41 Avenue SW
Calgary, Alberta

MLS # A2251276



\$1,530,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,608 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt, Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: N/A

OPEN HOUSE - SAT - SEP 20, 3-5 PM - Tucked into one of Altadore's most established tree-lined streets, this modern, four-level residence delivers a rare combination: refined design, spatial flexibility, and thoughtful separation of private and shared spaces—ideal for growing families with teens or multigenerational needs. Clean architectural lines, a low-maintenance exterior, and a brick-framed entry hint at the interior's elevated material palette and intentional flow. Inside, the main level opens into a bright, linear layout anchored by a sculptural quartz island, ceiling-height custom millwork, and professional-grade appliances, perfect for weekday function or weekend entertaining. Oversized sliding doors connect the interior seamlessly to a private backyard, while warm oak tones and minimalist detailing carry throughout. Up one level, the second floor offers two well-separated bedrooms, a charming open library or study nook, and a fully equipped laundry room with brand new washer and dryer. This layout creates just the right balance of privacy and proximity for teens or visiting family. The third floor is a true architectural moment—a full-floor owner's suite with a private terrace with stunning views, wet bar, and a luxuriously understated ensuite featuring a glass-enclosed steam shower, freestanding tub, radiant in-floor heat, and daylit walk-in closet. The separation from the other bedrooms gives this level a rare sense of retreat. The fully developed lower level includes a fourth bedroom with walk-in closet, a full bath, home gym or office space, and a flexible media room with integrated wet bar—ideal for movie nights, gaming, or hosting. Additional highlights include roughed in A/C, a finished, insulated double garage, and excellent walkability to River Park, local schools, Marda Loop amenities, transit routes, and off-leash trails.

Commuting downtown is a breeze, and weekend escapes west are equally accessible. This is not just another new build—it's a home that understands family rhythms, honors personal space, and elevates the way you live, gather, and grow.