



GRASSROOTS
REALTY GROUP

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103 41 Avenue SW
Calgary, Alberta

MLS # A2264439



\$760,000

Division:	Parkhill		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,664 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Few Trees, Low Maintenance Landscape		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 410
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Smart Home, Walk-In Closet(s)		
Inclusions:	Built-In Sonos Surround Sound System		

Welcome to this stunning corner-unit, 3-level townhouse located in the heart of Parkhill/Stanley Park. Boasting 3 bedrooms, 2.5 bathrooms and a private ROOF TOP PATIO with breathtaking year-round views, this home perfectly blends urban convenience with natural beauty. This location is truly hard to beat - 7 minute walk to the C-train, 8 minute drive downtown, 4 minute drive to Chinook Mall, 7 minute drive to the Calgary Stampede, and best of all, just one block away from beautiful Stanley Park, where you can enjoy easy access to riverside trails, tennis courts, swimming pools, tobogganing, an outdoor skating rink, sports fields, lawn bowling, ping pong tables and lush green space – ideal for outdoor enthusiasts. Inside this executive home, you’ll find an elegant interior finished with hardwood and tile flooring, soaring windows that flood the space with natural light, and a gourmet kitchen featuring quartz countertops, a large island, and custom cabinetry. The primary suite offers a spacious walk-in closet and a spa-inspired en-suite bathroom – your personal retreat at the end of the day. Additional highlights include a single attached garage (220V wired and EV ready), built in Sonos sound system (kitchen/living, master and rooftop), in-floor heating (ground floor and master ensuite), driveway, and low maintenance luxury throughout. This home is more than a place to live – it’s a lifestyle.