

# **\$1,199,900 - 2050 41 Avenue Sw, Calgary**

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MLS® #A2207409

**\$1,199,900**

3 Bedroom, 5.00 Bathroom, 1,692 sqft

Residential on 0.06 Acres

Altadore, Calgary, Alberta

Welcome home to an exceptional new build by inner city Master Builder Palatial homes Ltd. Located in a very desirable community of Altadore. with south front exposure. WALKING DISTANCE to Glenmore aquatic centre, Glenmore athletic park, Tennis dome, the Flames community arenas and many schools. Perfect place to raise family and enjoy a contemporary lifestyle with all amenities and shopping nearby. This home offers a unique blend of modern elegance and functional craftsmanship. Enter this custom designed home through the south facing front door into bright and open main floor layout with 10 ft. ceilings and Gleaming natural oak Herringbone hardwood. Central Gourmet chef-inspired kitchen with High end JennAir appliances, quartz countertops and ceiling height cabinetry. Cozy living room with natural gas fireplace and built-ins is perfect for everyday family living and holiday gatherings. Large tile floored Mudroom is meticulously positioned to keep muddy and snowy shoes out of sight. Upstairs offers 3 very good sized bedrooms. The luxurious master ensuite offers spa-like private retreat with in-floor heating, double sink vanity , freestanding bath tub and walk-in tile finished shower. Private toilet. Two more good sized bedrooms, large laundry with sink and another 4 piece washroom completes the second floor. Fully finished basement with bedroom, bar and extra large family room provides extra space for growing family among many other options. Exterior is fully finished



with hardie board and brick. large patio off the living room is perfect for evening hangouts and BBQs. Double detached rear car garage with paved back lane. Landscaping to be completed in early spring. Call or email for more information.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2207409               |
| Price          | \$1,199,900            |
| Bedrooms       | 3                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 1,692                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2050 41 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | t2t6n7            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------|
|                 | Open Floorplan, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Bar |
| Appliances      | Bar Fridge, Dryer, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer          |
| Heating         | In Floor, Electric, Fireplace(s), Forced Air, Natural Gas                                      |
| Cooling         | Rough-In                                                                                       |
| Fireplace       | Yes                                                                                            |
| # of Fireplaces | 1                                                                                              |
| Fireplaces      | Gas, Great Room                                                                                |
| Has Basement    | Yes                                                                                            |
| Basement        | Finished, Full                                                                                 |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Paved |
| Roof              | Asphalt Shingle                           |
| Construction      | Brick, Concrete, Wood Frame               |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 56               |
| Zoning         | rcg              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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