

\$2,299,900 - 2032 41 Avenue Sw, Calgary

MLS® #A2233848

\$2,299,900

4 Bedroom, 5.00 Bathroom, 3,246 sqft

Residential on 0.09 Acres

Altadore, Calgary, Alberta

OPEN HOUSE: SUNDAY, AUGUST 9TH FROM 1-3 PMWelcome to one of the finest homes, located in one of the most prestigious neighbourhoods of Calgary – 2032 41 Ave SW. This 3 STOREY, over 3,200 sq.ft. ABOVE GRADE (plus a fully developed basement) architectural masterpiece will truly captivate you. The main floor boasts 10' CEILINGS, a GOURMET KITCHEN with an expansive island, FISHER AND PAYKEL stainless steel appliances, bespoke floor-to-ceiling cabinetry, and a stylish walkthrough pantry. A LARGE OFFICE just off the front entrance provides an ideal workspace, complemented by a designer 2PC bathroom and a spacious mudroom at the rear. The elegant dining area and inviting living room with a GAS FIREPLACE offer seamless access to a grand deck and impeccably landscaped backyard.

The second floor features 9' CEILINGS, a sun-drenched south-facing primary retreat with vaulted ceilings, another GAS FIREPLACE, and a truly STATE OF THE ART ENSUITE BATHROOM. This level also includes a beautifully appointed laundry room, a refined 5PC bathroom, and two additional generously sized bedrooms, each with a walk-in closet.

The upper THIRD LEVEL is a loft-style sanctuary, offering a substantial BONUS ROOM, an additional full bathroom, a sophisticated wet bar, and access to a covered balcony (with sweeping views and two



discreet storage nooks).

The lower level impresses with 9' CEILINGS, a vast recreation/family room featuring a stunning wet bar, a spacious 4TH BEDROOM with a walk-in closet, a luxurious full bathroom, and a dedicated storage room. This residence is brimming with upscale enhancements, including HARDWOOD FLOORING on the main and second levels, CENTRAL AIR CONDITIONING, custom cabinetry, and a premium appliance package.

Park your vehicles in the oversized 3 CAR GARAGE, savour your morning coffee on the charming front patio, enjoy serene strolls along the nearby Elbow River, and explore the vibrant array of upscale dining and boutique shopping in MARDa LOOP and ALTADORE. Some of Calgary's finest public and private schools are also located just minutes away. Book your private showing NOW to experience this exceptional property in person!

Built in 2023

Essential Information

MLS® #	A2233848
Price	\$2,299,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,246
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	2032 41 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2M1

Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s), Wet Bar, Stone Counters, Central Vacuum
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, In Floor Roughed-In
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Brick Facing, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Paved
Roof	Asphalt Shingle, Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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