

\$1,099,900 - 2026 41 Avenue Sw, Calgary

MLS® #A2217559

\$1,099,900

4 Bedroom, 4.00 Bathroom, 1,963 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

* OPEN HOUSE SATURDAY, MAY 10

2:30-4:30PM * SEE VIDEO* With over 2,800

sq. ft. of beautifully finished living space, this custom-built inner-city home blends modern

style with thoughtful design in one of Calgary's most sought-after neighborhoods. From the wide plank oak floors to the solid oak doors and elegant crown mouldings, every detail has been carefully crafted. The open-concept main floor welcomes you with a spacious front foyer leading into a flexible dining or sitting area.

The chef's kitchen features professional-grade stainless steel appliances with a full standing fridge & freezer, a large quartz island, and a seamless flow into the bright and airy living room. Step through the oversized sliding doors to enjoy a fully landscaped backyard with a concrete patio—perfect for entertaining.

At the back entrance, you'll find a custom mudroom with built-in storage and laundry for added convenience. Upstairs, the sunny south-facing primary bedroom offers a walk-in closet and a luxurious ensuite with Italian marble and tile. Two more generously sized bedrooms, each with walk-in closets, and a full bathroom complete the upper level. The fully developed basement includes a large rec room, a wine cellar with glass doors, a fourth bedroom with custom built-ins, and an additional bathroom—ideal for guests or growing families.

With tree-lined streets, walkable access to



trendy shops, cafes, and restaurants in Marda Loop, and close proximity to downtown, this Altadore home is one you do not want to miss. Book your private showing today!

Built in 2012

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2217559 |
| Price | \$1,099,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,963 |
| Acres | 0.07 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2026 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 | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Crown Molding |
| Appliances | Central Air Conditioner, Dishwasher, Freezer, Gas Stove, Microwave, |

| | |
|-----------------|--|
| | Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Front Yard, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame, Shingle Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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