\$2,199,900 - 2032 41 Avenue Sw, Calgary

MLS® #A2233848

\$2,199,900

4 Bedroom, 5.00 Bathroom, 3,246 sqft Residential on 0.09 Acres

Altadore, Calgary, Alberta

***Welcome to one of the finest homes, located in one of the most prestigious neighbourhoods of Calgary â€" 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 \$2,199,900
Bedrooms 4

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 Full

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, Lawn, Level,

Paved

Roof Asphalt Shingle, Asphalt

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 1st, 2025

Days on Market 93

Zoning R-CG

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.