

# \$1,099,000 - 2050 41 Avenue Sw, Calgary

MLS® #A2245859

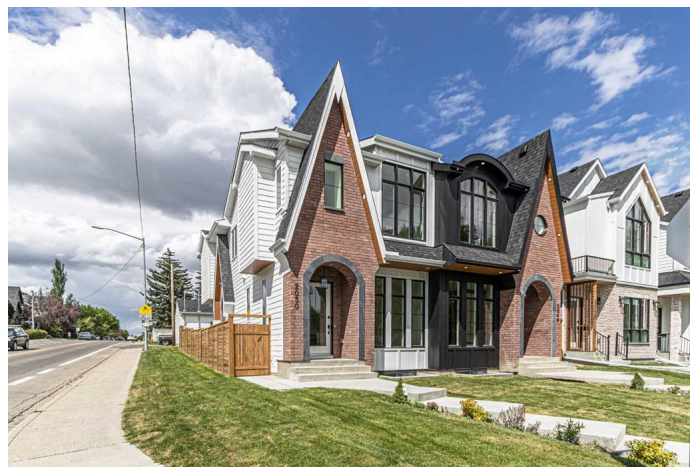
**\$1,099,000**

4 Bedroom, 4.00 Bathroom, 1,692 sqft

Residential on 0.06 Acres

Altadore, Calgary, Alberta

**\*\* OPEN HOUSE: Sunday, October 5th 12-2pm \*\*** Welcome to 2050 41 Avenue SW â€” a stunning 4-bedroom, 3.5-bathroom luxury residence crafted by acclaimed inner-city builder Palatial Homes Ltd., perfectly situated on a premium corner lot in the heart of Altadore. Surrounded by some of Calgaryâ€™s best amenities, this home is just minutes from top-rated schools, playgrounds, parks, off-leash areas, boutique shopping, and vibrant Marda Loop dining â€” making it the ideal location for families and professionals alike. The homeâ€™s bold brick exterior, fully landscaped and fenced yard, and detached double garage make an unforgettable first impression while ensuring low maintenance and timeless curb appeal. Inside, you'll find a thoughtfully designed, light-filled interior with a bright front dining area and an open-concept layout perfect for entertaining and everyday living. Stunning wide plank hardwood flooring flows throughout the main level, complemented by 10-foot ceilings and designer finishes. The gourmet kitchen is a true showstopper, featuring quartz countertops, a full-size island, ceiling-height cabinetry, and a premium JennAir appliance package. The adjacent living room is anchored by a cozy gas fireplace with floating built-in shelves and large windows that flood the space with natural light. A custom mudroom and stylish powder room add everyday convenience and function. Upstairs, the primary suite is a luxurious retreat with a



spacious walk-in closet, and a spa-like ensuite featuring heated tile floors, a freestanding soaking tub, walk-in shower, and dual vanities with quartz counters. Two additional well-sized bedrooms, a shared full bathroom, and an upper-floor laundry room complete this level. The fully finished basement offers a massive recreation room, wet bar, full bathroom, and a fourth bedroom – ideal for a guest suite, teenager’s retreat, or home gym. Book your showing today!

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245859               |
| Price          | \$1,099,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| 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 | T2T 6N7           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 2

## Interior

Interior Features Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Wet Bar, Sump Pump(s)

Appliances Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line, Private Yard

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

Roof Asphalt Shingle

Construction Brick, Concrete, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 5th, 2025

Days on Market 61

Zoning R-CG

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.