

# \$760,000 - 103 41 Avenue Sw, Calgary

MLS® #A2264439

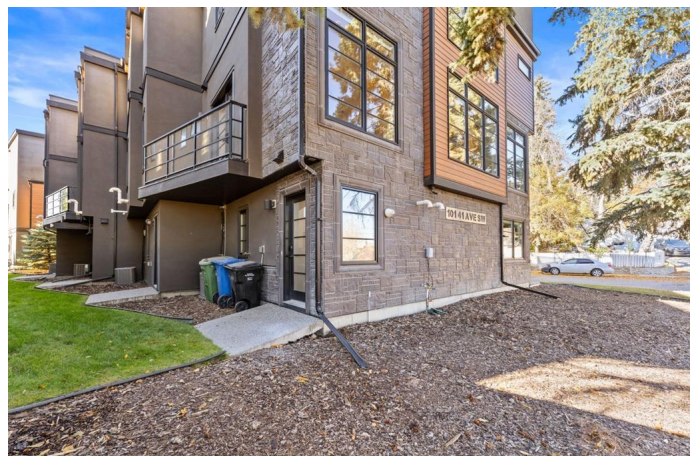
**\$760,000**

3 Bedroom, 3.00 Bathroom, 1,664 sqft

Residential on 0.03 Acres

Parkhill, Calgary, Alberta

**\*\* Open House Saturday October 25 from noon to 3pm \*\*** Welcome to this stunning corner-unit, 3-level townhouse located in the heart of Parkhill/Stanley Park. Boasting 3 bedrooms, 2.5 bathrooms and a private ROOF TOP PATIO with breathtaking year-round views, this home perfectly blends urban convenience with natural beauty. This location is truly hard to beat - 7 minute walk to the C-train, 8 minute drive downtown, 4 minute drive to Chinook Mall, 7 minute drive to the Calgary Stampede, and best of all, just one block away from beautiful Stanley Park, where you can enjoy easy access to riverside trails, tennis courts, swimming pools, tobogganing, an outdoor skating rink, sports fields, lawn bowling, ping pong tables and lush green space – ideal for outdoor enthusiasts. Inside this executive home, you’ll find an elegant interior finished with hardwood and tile flooring, soaring windows that flood the space with natural light, and a gourmet kitchen featuring quartz countertops, a large island, and custom cabinetry. The primary suite offers a spacious walk-in closet and a spa-inspired en-suite bathroom – your personal retreat at the end of the day. Additional highlights include a single attached garage (220V wired and EV ready), built in Sonos sound system (kitchen/living, master and rooftop), in-floor heating (ground floor and master ensuite), driveway, and low maintenance luxury throughout. This home is more than a place to live – it’s a lifestyle.



Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2264439      |
| Price          | \$760,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,664         |
| Acres          | 0.03          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 103 41 Avenue Sw |
| Subdivision | Parkhill         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 3H3          |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Roof Deck                                                                                                                            |
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                                                                                    |
| Parking        | Concrete Driveway, Single Garage Attached                                                                                            |
| # of Garages   | 1103                                                                                                                                 |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High |
|-------------------|-----------------------------------------------------------------------|

|                 |                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------|
|                 | Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Dry Bar, Natural Woodwork, Smart Home        |
| Appliances      | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | In Floor, Forced Air, Natural Gas                                                                                          |
| Cooling         | Central Air                                                                                                                |
| Fireplace       | Yes                                                                                                                        |
| # of Fireplaces | 1                                                                                                                          |
| Fireplaces      | Gas, Family Room, Insert                                                                                                   |
| Has Basement    | Yes                                                                                                                        |
| Basement        | Finished, Full, Walk-Out                                                                                                   |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Entrance                                 |
| Lot Description   | Corner Lot, Few Trees, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Concrete, Stucco, Wood Frame, Wood Siding        |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 7                  |
| Zoning         | M-C1               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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