

**2050 41 Avenue SW  
Calgary, Alberta****MLS # A2245859****\$1,150,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,692 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Sump Pump(s), Wet Bar		
<b>Inclusions:</b>	None		

**\*\* OPEN HOUSE: Thursday, August 14th 2-4pm and Sunday, August 17th 12-3pm \*\*** Welcome to 2050 41 Avenue SW &mdash; 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 Calgary's best amenities, this home is just minutes from top-rated schools, playgrounds, parks, off-leash areas, boutique shopping, and vibrant Marda Loop dining &mdash; making it the ideal location for families and professionals alike. The home'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 oak herringbone 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 &mdash; ideal for a guest suite, teenager&rsquo;s retreat, or home gym. Book your showing today!