



## 2010 41 Avenue Calgary Alberta

\$1,275,000

Experience urban luxury in this remarkable three-story residence, crowned by an exceptional rooftop retreat. This beautiful home is nestled in the heart of Altadore. From the moment you arrive, the sleek facade and exposed aggregate walkway set the tone for the modern elegance found throughout. Step inside to discover thoughtful upgrades such as flat-painted ceilings, built-in speakers, and 8-foot doors that lead the way through the main and upper levels, where wide-plank engineered hardwood flooring exudes warmth and sophistication. The heart of the home is the exquisite chef's kitchen, where two-toned cabinetry pairs beautifully with a textured herringbone backsplash and quartz countertops. An oversized eat-in island offers seating for six, while the high-end JENN AIR stainless steel appliances elevate the space to a culinary dream. With 12-foot ceilings and an abundance of natural light pouring in through transom windows above double patio doors, the main floor is designed for seamless flow between the kitchen, dining, and living areas. Custom built-ins in both the living room and mudroom ensure form meets function at every turn. On the second floor, you'll find three generously sized bedrooms including one with an ensuite, a 2nd full bathroom, and a convenient laundry room, not to mention the perfect loft or play area. The primary suite, however, enjoys its own dedicated floor--an elevated retreat with a spa-inspired ensuite and access to a private rooftop patio, offering an unmatched space for relaxation and privacy. Downstairs, the fully finished basement adds even more versatility with a rec room featuring a built-in media unit, wet bar, fourth bedroom, and full bathroom. Outside, enjoy the well-manicured and low-maintenance backyard with aggregate patio, and access to the double-detached garage. Altadore is one of Calgary's most sought-after inner-city neig...

Primary Bedroom 13.50 Ft x 11.42 Ft

6pc Bathroom 12.75 Ft x 12.50 Ft

Family room 19.58 Ft x 19.00 Ft

Furnace 14.42 Ft x 6.75 Ft

Bedroom 12.08 Ft x 11.92 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Other 14.00 Ft x 5.00 Ft

2pc Bathroom 5.42 Ft x 4.67 Ft

Bonus Room 12.75 Ft x 12.33 Ft

Laundry room 7.33 Ft x 6.83 Ft

Bedroom 13.58 Ft x 12.75 Ft

Bedroom 11.00 Ft x 10.33 Ft

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Listing Presented By:



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CIR

REALTY

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Kitchen20.00 Ft x 13.08 Ft

Dining room13.33 Ft x 11.83 Ft

Living room14.67 Ft x 13.58 Ft

Foyer9.25 Ft x 9.00 Ft

Bedroom14.50 Ft x 10.17 Ft

4pc Bathroom9.00 Ft x 4.92 Ft

3pc Bathroom6.83 Ft x 6.67 Ft