



## 2006 41 Avenue Calgary Alberta

\$1,530,000

Tucked into one of Altadore's most established tree-lined streets, this modern, four-level residence delivers a rare combination: refined design, spatial flexibility, and thoughtful separation of private and shared spaces--ideal for growing families with teens or multigenerational needs. Clean architectural lines, a low-maintenance exterior, and a brick-framed entry hint at the interior's elevated material palette and intentional flow. Inside, the main level opens into a bright, linear layout anchored by a sculptural quartz island, ceiling-height custom millwork, and professional-grade appliances, perfect for weekday function or weekend entertaining. Oversized sliding doors connect the interior seamlessly to a private backyard, while warm oak tones and minimalist detailing carry throughout. Up one level, the second floor offers two well-separated bedrooms, a charming open library or study nook, and a fully equipped laundry room with brand new washer and dryer. This layout creates just the right balance of privacy and proximity for teens or visiting family. The third floor is a true architectural moment--a full-floor owner's suite with a private terrace with stunning views, wet bar, and a luxuriously understated ensuite featuring a glass-enclosed steam shower, freestanding tub, radiant in-floor heat, and daylight walk-in closet. The separation from the other bedrooms gives this level a rare sense of retreat. The fully developed lower level includes a fourth bedroom with walk-in closet, a full bath, home gym or office space, and a flexible media room with integrated wet bar--ideal for movie nights, gaming, or hosting. Additional highlights include roughed in A/C, a finished, insulated double garage, and excellent walkability to River Park, local schools, Marda Loop amenities, transit routes, and off-leash trails. Commuting downtown is a breeze, and weekend escapes were...

Bedroom 13.08 Ft x 14.50 Ft

Other 9.92 Ft x 6.58 Ft

Bedroom 13.92 Ft x 11.67 Ft

Other 7.92 Ft x 5.67 Ft

Office 10.42 Ft x 9.58 Ft

5pc Bathroom 11.83 Ft x 10.08 Ft

6pc Bathroom 12.42 Ft x 11.83 Ft

Bonus Room 20.67 Ft x 9.67 Ft

Family room 18.92 Ft x 14.42 Ft

Recreational, Games room 12.75 Ft x 11.67 Ft

Bedroom 12.75 Ft x 12.42 Ft

Other 5.67 Ft x 4.33 Ft

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Listing Presented By:



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4pc Bathroom

10.00 Ft x 4.92 Ft

3pc Bathroom

8.92 Ft x 4.92 Ft

Laundry room

8.17 Ft x 5.08 Ft

Other

8.92 Ft x 2.42 Ft

Primary Bedroom

15.75 Ft x 12.42 Ft

Furnace

7.00 Ft x 5.75 Ft

Other

9.92 Ft x 7.92 Ft