



# 3319 41 Street Calgary Alberta

\$1,049,000

Welcome to this exceptional modern family home in the heart of the inner city, where thoughtful design and upscale finishes combine to create a truly refined living experience. Perfectly positioned to take advantage of both sunrise and sunset views, this beautifully crafted residence showcases meticulous attention to detail throughout. Step inside to a professionally curated interior featuring soaring 9-foot ceilings on two levels, wide-plank hardwood flooring spanning all three levels, and elegant marble tile accents. Restoration Hardware lighting paired with recessed lighting creates a warm and sophisticated atmosphere, while built-in speakers add to the home's modern comfort. The designer kitchen is both stunning and highly functional, outfitted with professional-grade appliances including a gas cooktop, built-in oven and microwave, chimney-style range hood, and an impressive side-by-side refrigerator and freezer. Quartz countertops, floor-to-ceiling cabinetry, under-cabinet lighting, and abundant storage ensure the space is as practical as it is beautiful. Designed for effortless day-to-day living, the home also includes custom storage solutions throughout, a central vacuum system, and central air conditioning. The inviting living room features a striking marble-tiled fireplace framed by custom built-in cabinetry and shelving. Expansive floor-to-ceiling windows and a sliding patio door fill the space with natural light while seamlessly connecting the interior to the sunny west-facing backyard. A stylish powder room completes the main level. Upstairs, the primary suite offers a luxurious private retreat with soaring ceilings and a spa-inspired five-piece ensuite. Heated marble floors, a double vanity, a large steam shower with rain shower head, and an expansive walk-in closet create a space designed for relaxation. Two additional spacious bedrooms, a beautifully...

4pc Bathroom 8.17 Ft x 4.92 Ft

5pc Bathroom 9.08 Ft x 18.92 Ft

Bedroom 11.67 Ft x 12.58 Ft

Bedroom 9.92 Ft x 14.50 Ft

Laundry room 8.17 Ft x 6.00 Ft

Primary Bedroom 12.67 Ft x 19.17 Ft

Other 5.08 Ft x 10.42 Ft

Recreational, Games room 13.58 Ft x 15.33 Ft

Furnace 5.75 Ft x 10.92 Ft

2pc Bathroom 6.17 Ft x 5.08 Ft

Dining room 13.33 Ft x 12.42 Ft

Foyer 6.75 Ft x 7.08 Ft

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4pc Bathroom 8.17 Ft x 4.92 Ft

Other 8.17 Ft x 9.75 Ft

Bedroom 13.25 Ft x 11.75 Ft

Kitchen 15.00 Ft x 18.92 Ft

Living room 14.42 Ft x 12.17 Ft

Other 5.08 Ft x 11.75 Ft