

**2028 41 Avenue SW**  
**Calgary, Alberta**

**MLS # A2298014**



**\$2,199,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,261 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Paved, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Built-In Espresso Machine		

Timeless elegance and effortless living come together in this stunning modern home, offering over 4,300 square feet of beautifully finished living space on an expansive 33' x 122' lot. The upgraded kitchen is the heart of the home, featuring white cabinetry anchored by a warm greige island, marble countertops, and a handmade Zellige tile backsplash. A premium appliance package includes Fisher & Paykel appliances with a gas range, a 48-inch built-in fridge/freezer combination, and a built-in microwave, complemented by a built-in Wolf coffee maker and statement range hood. Designer lighting and a thoughtfully designed pantry complete the space. A reverse osmosis system at the kitchen sink and a whole-home water softener enhance everyday living. The open-concept main floor with 10' ceilings flows seamlessly into a generous dining area and inviting living room, anchored by a gas fireplace with built-in shelving. An 8-foot sliding door and oversized window fill the space with natural light and provide direct access to the backyard. Elegant custom window coverings are featured throughout the home. A private main floor office offers a quiet workspace, while the well-designed mudroom keeps everyday essentials neatly organized. Upstairs, the primary suite is a true retreat with 18' vaulted ceilings and a striking floor-to-ceiling brick fireplace. The spa-inspired ensuite features dual vanities, a deep soaker tub, heated floors, and a spacious walk-in closet. Two additional bedrooms, a four-piece bathroom, and convenient upper-level laundry complete the floor. The third floor is a standout space, perfect for hosting or relaxing, with a spacious lounge and games area, wet bar, full bathroom, and access to a private balcony. The bright fully finished basement offers a large recreation room with wet bar, a versatile flex space ideal for a home gym, and a private fourth

bedroom with a full bath. Outside, the fully fenced backyard is beautifully landscaped with perennials, fruit bushes, and a young apple tree, along with a generous patio ideal for summer gatherings. The detached triple garage includes 200-amp electrical service and an EV charger. Ideally located steps from Sandy Beach Park, the Elbow River pathways, and the shops, dining, and amenities of Marda Loop, this home offers an exceptional inner-city lifestyle.