

**125 41 Avenue SW**  
**Calgary, Alberta**

**MLS # A2307596**



**\$579,000**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Garage Faces Side, Heated Garage, Secured, Single Garage A		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape, Paved, Square Shaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Step into timeless sophistication in the heart of Parkhill, one of Calgary’s most coveted inner-city communities. This executive three-storey end unit seamlessly blends modern design, refined finishes, and an unbeatable location just steps from Stanley Park. Enter through your private front door or the attached garage, where the ground level reveals a bright and versatile flex space - perfect for a polished home office, fitness area, lounge, or additional storage. Sunlight floods the open-concept main living level, highlighting rich hardwood floors and soaring ceilings. The gourmet kitchen is both stylish and functional, featuring ceiling-height cabinetry with dedicated pantry storage, quartz countertops, a sleek metallic designer backsplash, and stainless steel appliances, including a gas range. Step out to your private balcony - ideal for morning coffee or relaxed evening dining. The seamless flow into the dining and living areas creates an inviting space for both quiet nights in and effortless entertaining. Upstairs, two spacious primary suites offer a true sense of retreat, each complete with a spa-inspired ensuite and custom walk-in closet for boutique-level organization. A conveniently located laundry area with upgraded washer and dryer sits between the bedrooms for everyday ease. This freshly painted home also includes central air conditioning for Calgary’s warm summer days, a single attached garage, and low-maintenance, lock-and-leave living - perfect for those who travel or want a simplified lifestyle. Just outside your door, Stanley Park offers year-round recreation with pools, tennis courts, a baseball diamond, and scenic Elbow River pathways for cycling, running, or peaceful walks. Enjoy kayaking or tranquil riverbank views just minutes from home—an exceptional inner-city luxury. Nearby, you’ll find a vibrant mix of microbreweries, cafés,

and restaurants, all within walking distance. Only a five-minute drive to downtown, you'll have quick access to the city's business core, the Beltline, and the energy of 4th Street and 17th Avenue for shopping, dining, and nightlife. This is Parkhill living at its finest - where location, design, and lifestyle come together effortlessly all for \$615,000. Book your tour today.