

# \$1,189,000 - 2048 41 Avenue Sw, Calgary

MLS® #A2264882

**\$1,189,000**

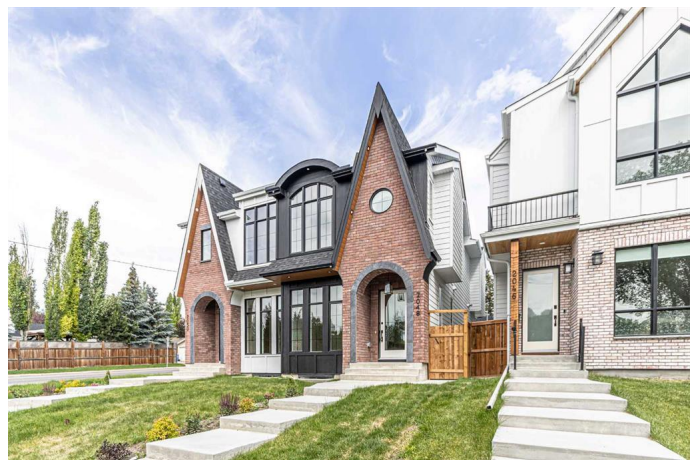
4 Bedroom, 4.00 Bathroom, 1,696 sqft

Residential on 0.06 Acres

Altadore, Calgary, Alberta

**\*\* Open House: Wednesday, Nov. 5th 2-6pm,  
Thursday, Nov. 6th 4-6pm, Saturday, Nov. 8th  
1-4pm & Monday, Nov. 10th 2-6pm \*\***

Welcome to 2048 41 Avenue SW â€” a stunning 4-bedroom, 3.5-bathroom luxury residence crafted by acclaimed inner-city builder Palatial Homes Ltd., perfectly situated on a premium corner lot in the heart of Altadore. Surrounded by some of Calgaryâ€™s best amenities, this home is just minutes from top-rated schools, playgrounds, parks, off-leash areas, boutique shopping, and vibrant Marda Loop dining â€” making it the ideal location for families and professionals alike. The homeâ€™s bold brick exterior, fully landscaped and fenced yard, and detached double garage make an unforgettable first impression while ensuring low maintenance and timeless curb appeal. Inside, you'll find a thoughtfully designed, light-filled interior with a bright front dining area and an open-concept layout perfect for entertaining and everyday living. Stunning wide plank hardwood flooring flows throughout the main level, complemented by 10-foot ceilings and designer finishes. The gourmet kitchen is a true showstopper, featuring quartz countertops, a full-size island, ceiling-height cabinetry, and a premium JennAir appliance package. The adjacent living room is anchored by a cozy gas fireplace with floating built-in shelves and large windows that flood the space with natural light. A custom mudroom and stylish powder room add everyday



convenience and function. Upstairs, the primary suite is a luxurious retreat with a spacious walk-in closet, and a spa-like ensuite featuring heated tile floors, a freestanding soaking tub, walk-in shower, and dual vanities with quartz counters. Two additional well-sized bedrooms, a shared full bathroom, and an upper-floor laundry room complete this level. The fully finished basement offers a massive recreation room, wet bar, full bathroom, and a fourth bedroom – ideal for a guest suite, teenager’s retreat, or home gym. Book your showing today!

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264882               |
| Price          | \$1,189,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,696                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2048 41 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 6N7           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Sump Pump(s), Wet Bar |
| Appliances        | Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Range                                                                      |
| Heating           | Forced Air                                                                                                                                                       |
| Cooling           | None                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full                                                                                                                                                             |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Brick, Wood Frame                                 |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 19                 |
| Zoning         | R-CG               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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