

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

MLS® #A2264882

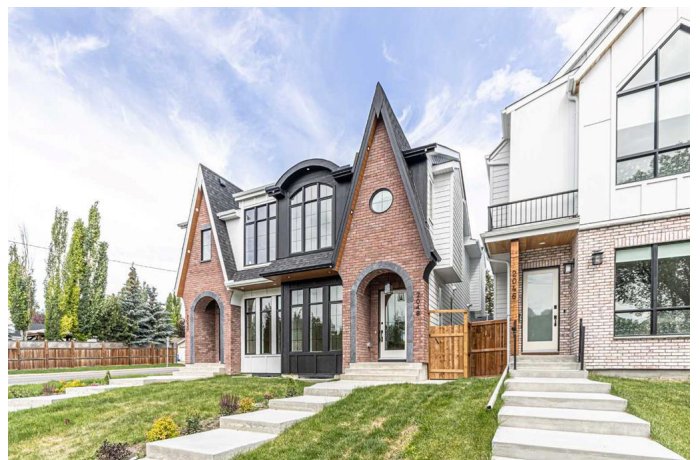
**\$1,189,000**

4 Bedroom, 4.00 Bathroom, 1,696 sqft

Residential on 0.06 Acres

Altadore, Calgary, Alberta

**\*\* Open House: Friday, October 31st 1-3pm & Saturday, November 1st 12:30-2:30pm \*\***  
Welcome to 2048 41 Avenue SW – 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 Calgary’s best amenities, this home is just minutes from top-rated schools, playgrounds, parks, off-leash areas, boutique shopping, and vibrant Marda Loop dining – making it the ideal location for families and professionals alike. The home’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), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                                      |
| 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 | 13                 |
| Zoning         | R-CG               |

## Listing Details

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

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