

\$1,340,000 - 4210 41 Avenue Sw, Calgary

MLS® #A2225458

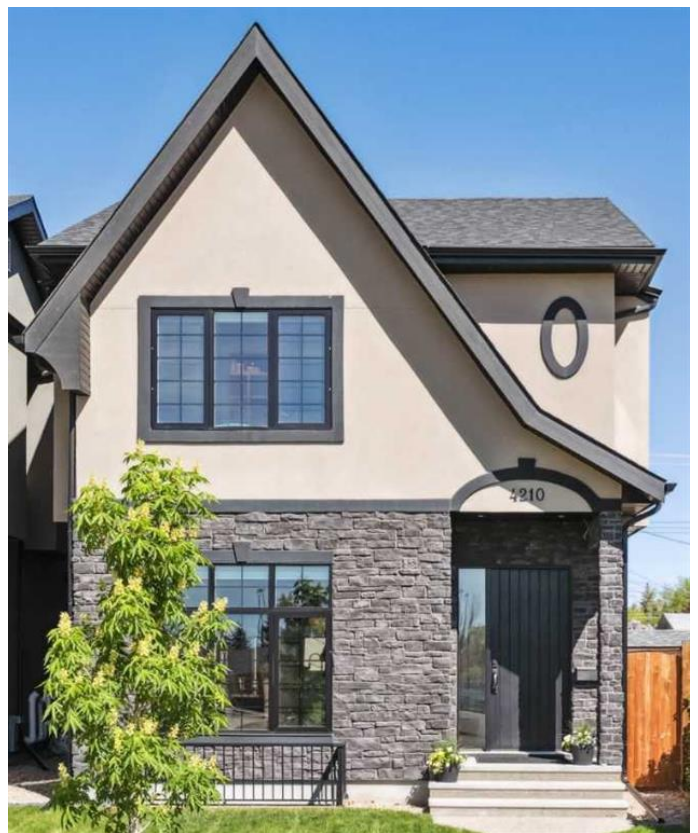
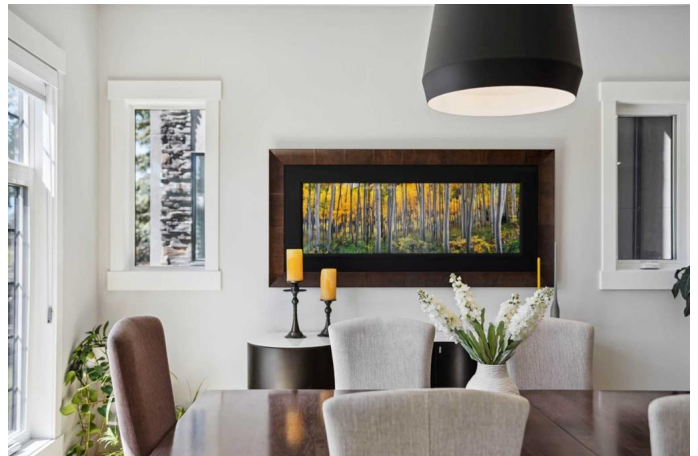
\$1,340,000

4 Bedroom, 4.00 Bathroom, 2,380 sqft

Residential on 0.03 Acres

Glamorgan, Calgary, Alberta

*** Open House Saturday June 14 2-4, Sunday, June 15 1p-3p*** Welcome to this detached single family home where European design meets family life with style, set on a rare 30' x 120' lot and directly facing Grafton park that is home to the Glamorgan community association, St Andrew & Glamorgan schools. This isn't your average home - it's a bespoke creation for those who appreciate form, function, and a little flair. Inside, light pours through the large windows, illuminating a carefully curated palette of clean lines, warm textures, and architectural finesse. The kitchen is a centrepiece, with sleek cabinetry, artful appliances, gas cooktop, wall oven, large sleek tiles, and a generously sized quartz island begging for lazy Sunday breakfasts or entertaining guests. Stay Cool in this air conditioned Masterpiece. Our cozy living room features a family room Gas Fireplace on a beautifully large-tiled wall. 10ft ceilings on the main and 9ft in the basement add to the open feeling of this home, this is not your average infill! Flow is everything here - from the open-plan living and dining spaces to the tucked-away home office nook (because real life includes Zoom calls and school projects). The mudroom is a godsend - think built-ins that actually keep chaos at bay. Upstairs, the primary suite features a private balcony, a seven-piece ensuite that could moonlight as a true spa with steam shower, rain head, body sprays, heated floors, freestanding tub, double



sinksâ€¦ yes, all of it, and a dressing room with make-up table that whispers “come time” every morning. The second floor is finished with another two well sized bedrooms with walk-in closets, large laundry room with sink and the perfect built-ins for an efficient experience and an additional bathroom with double sinks as well. All hallways and staircases are wider than you would expect providing a very roomy feel anywhere in this wonderful home. Downstairs, the lower level is equal parts grown-up sanctuary and family fun zone”with a stylish media lounge, designer wet bar, beverage fridge, guest-ready 4th bedroom, and luxe 4th bath. For those who crave city living with a quiet neighbourhood, and a home thatâ€™s as considered as it is comfortable, this is your forever hideaway.

Built in 2020

Essential Information

MLS® #	A2225458
Price	\$1,340,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,380
Acres	0.03
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4210 41 Avenue Sw
Subdivision	Glamorgan
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3E 1G3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	18
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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