

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

MLS® #A2225458

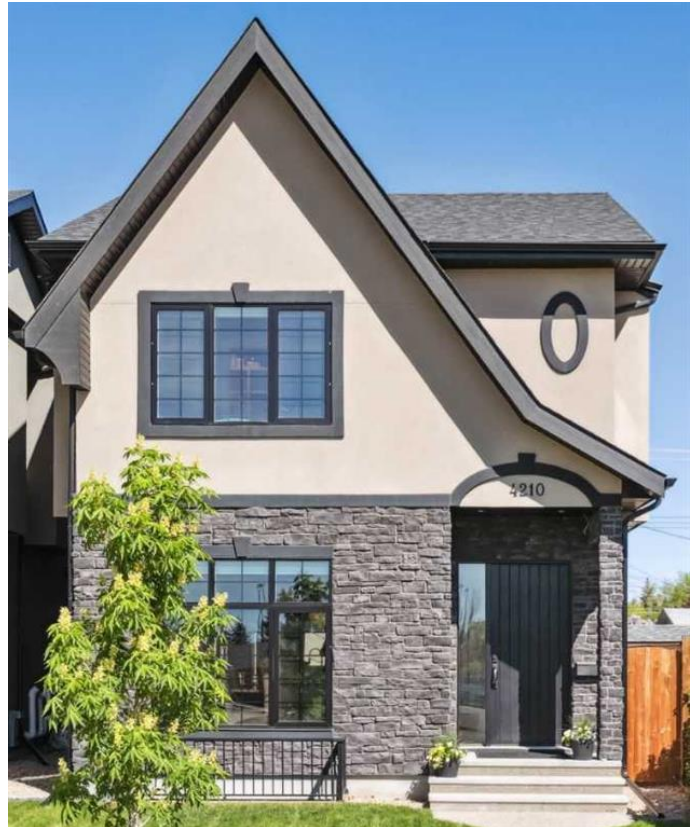
**\$1,340,000**

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 â€œme timeâ€ 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 zoneâ€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	17
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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