# \$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 Sunday, June 8, 2p-4p\*\*\* 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 and St Andrew school. This isn't your average home â€" it's a bespoke creation for those who appreciate form, function, and a little flair. Inside, light pours through floor-to-ceiling glass, illuminating a carefully curated palette of clean lines, warm textures, and architectural finesse. The kitchen is a centrepiece, with sleek cabinetry, artful appliances, and a generously sized island begging for lazy Sunday breakfasts or entertaining guests. Stay Cool in this air conditioned Masterpiece. Flow is everything hereâ€"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 godsendâ€"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 spa (steam shower, rain head, body sprays, heated floors, freestanding tubâ€l yes, all of it), and a dressing room with vanity that whispers "me time― every morning.

The second floor is finished with another two well sized bedrooms. 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 that'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 8

Zoning R-CG

#### **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.