## \$1,250,000 - 4210 41 Avenue Sw, Calgary

MLS® #A2264959

## \$1,250,000

4 Bedroom, 4.00 Bathroom, 2,379 sqft Residential on 0.08 Acres

Glamorgan, Calgary, Alberta

LIKE NEW! This architecturally designed detached home offers over 3,400 sqft. of refined space, blending clean modern design with warmth and everyday functionality. Positioned directly across from Grafton Park and just steps from St. Andrew and Glamorgan Schools, it provides the perfect balance of community and convenience.

The main level features 10-ft ceilings, oversized windows, and a bright, open layout. The chef's kitchen includes sleek flat-panel cabinetry, premium black stainless-steel appliances, a gas cooktop, wall oven, and a large quartz islandâ€"ideal for entertaining. The living room is anchored by a full-height tiled fireplace and custom built-ins, while a dedicated workspace and custom mudroom add practical functionality.

Upstairs, the primary retreat impresses with a private balcony, spa-inspired ensuite featuring a steam shower, freestanding tub, double vanities, heated floors, and a large dressing area with makeup station. Two additional bedrooms offer walk-in closets and share a double-vanity bathroom, while the upper laundry room includes custom cabinetry and a utility sink.

The finished lower level offers 9-ft ceilings, a media lounge, wet bar with beverage fridge, fourth bedroom, and full bathâ€"perfect for guests or family gatherings. Extra-wide







staircases and hallways enhance the home's sense of space and flow.

Ideally situated, this home is within 15 minutes walking distance to Mount Royal University and the vibrant Currie Barracks area, 5 minutes' drive to Signal Hill Shopping Centre, and a quick 10-minute commute to downtown Calgary. Its central yet quiet location provides exceptional accessibility to parks, pathways, schools, and major amenities.

Set in one of Calgary's most desirable communities, this residence delivers a rare combination of thoughtful design, craftsmanship, and lifestyle. Homes of this calibre in Glamorgan are seldom available.

Built in 2020

## **Essential Information**

MLS® # A2264959 Price \$1,250,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,379

Acres 0.08

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 Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers,

Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Vinyl

Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood,

Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes
Basement Full

**Exterior** 

Exterior Features Balcony, Lighting, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Rectangular

Lot

Roof Asphalt

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed October 16th, 2025

Days on Market 19

Zoning R-CG

**Listing Details** 

Listing Office Royal LePage Blue Sky

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