

\$775,000 - 115 41 Avenue Sw, Calgary

MLS® #A2159141

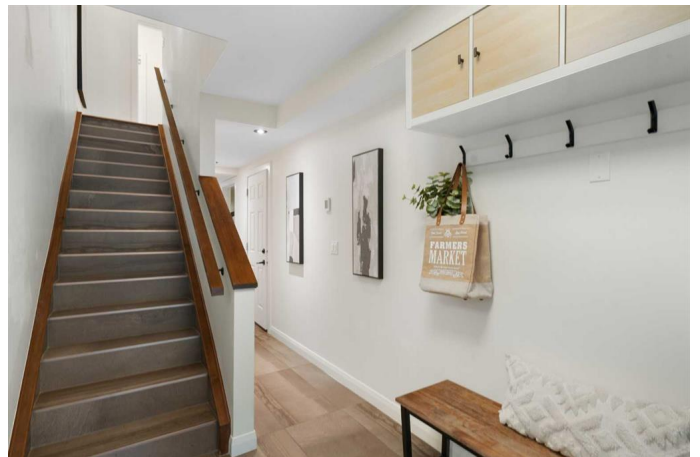
\$775,000

3 Bedroom, 3.00 Bathroom, 1,605 sqft

Residential on 0.03 Acres

Parkhill, Calgary, Alberta

Tucked away in the vibrant community of Parkhill, this premier executive end-unit townhome blends modern luxury with urban convenience. Located just one block from the iconic Stanley Park, you'll find yourself surrounded by amenities like tennis courts, the picturesque Elbow River, and the extensive City pathway system. In the winter, enjoy skating nearby, and year-round, benefit from the easy walk to the LRT. This home offers a sophisticated lifestyle, with three levels of beautifully finished living space and a huge private rooftop patio overlooking the serene landscape of Stanley Park. As you step inside, the contemporary design of this home immediately impresses. The sun-drenched chef's kitchen is a highlight, featuring solid maple cabinetry with soft-close drawers, natural quartz countertops, and a functional breakfast bar. A built-in desk adds a touch of practicality, while the dining area creates a welcoming space for both everyday meals and special gatherings. The adjacent family room, anchored by a sleek gas fireplace and an eye-catching farmhouse black brick feature wall, seamlessly opens to a private balcony. A well-appointed powder room rounds out this level, ensuring convenience for both residents and guests. Throughout the home, premium engineered wide-plank hardwood flooring, custom Hunter Douglas blinds, and high-end tile create a cohesive and sophisticated aesthetic. Modern comforts abound, including a built-in SONOS sound system in the kitchen,



living room, and primary ensuite, as well as dimmable lights throughout that connect to your phone, central air conditioning making those summer days more enjoyable. Upstairs, the second level offers a serene retreat. A spacious bedroom with direct access to the bathroom is ideal for guests or an office, while the convenient laundry room adds to the home's functional appeal. The primary suite is a true sanctuary, featuring a generous walk-in closet and a luxurious ensuite complete with heated floors, dual sinks, a soaker tub, and a separate shower. The pièce de résistance is the expansive rooftop patio that crowns this exceptional townhome, with pet-friendly and water permeable turf! With sweeping views of Stanley Park, this outdoor oasis is perfect for hosting summer gatherings or simply enjoying a quiet evening under the stars. The attached heated single-car garage provides easy access to the main level, where you'll find a versatile room that can serve as a gym, office, or additional bedroom. The garage also features a durable non-slip epoxy floor, ensuring safety and low maintenance. Enjoy all the benefits of inner-city living, with the convenience of access to tons of amenities. Embrace nature at Stanley Park, the Glenmore Reservoir, and Elbow River, or easily access the Downtown Core, Chinook Mall, Calgary Stampede, MNP Centre and more with a 5-minute walk to the C-Train. Call now for your private showing! Welcome Home!

Built in 2015

Essential Information

MLS® #	A2159141
Price	\$775,000
Sold Price	\$745,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,605
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	115 41 Avenue Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3H3

Amenities

Amenities	Parking, Roof Deck, Storage
Parking Spaces	1
Parking	Driveway, Garage Faces Front, Heated Garage, Single Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
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Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Flat, Membrane
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 5th, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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