



220 41 Avenue NW
Calgary, Alberta

MLS # A2322333



\$839,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,115 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Stone, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Quartz Counters		

Inclusions: laundry sink, refrigerator x 2, window coverings and hardware-all, cube shelving x 2 (bathroom), floating shelf lower level, cabinets/shelving (storage room - all), solar panels and system, water feature (backyard), renovation materials (floor tiles, paint etc under stairs), GARAGE: garage opener x3, garage remote x 2, garage heaters x 2, tire storage rack, electric hoist, electric storage lift/with remotes x 2, cameras x 5 (garage - 4 exterior/1 interior), projector and retractable screen, tv.

Sunday OH 2:30 -4. Welcome to the property that offers it all—a beautifully renovated, EXTENSIVELY UPGRADED home, a Dream Oversized Custom Garage & Stunning Outdoor Spaces. Proudly presenting 220 41 Ave NW in the peaceful community of Highland Park. This well-appointed residence presents over 2,200 SF of upgraded living space. Gorgeous refinished oak hardwood flows across the main floor where large windows fill the home with natural light. A gas fireplace w/ ledgestone surround & rustic mantle adds warmth to the timeless living room. The high-end Legacy kitchen offers enduring elegance w/ rich walnut cabinetry, quartz counters, centre island, travertine floors & premium s/s appliances incl. a 6-burner gas cooktop & commercial-grade hood fan. A spacious dining area seats large gatherings while providing access to the pretty backyard. Completing the main floor are the airy primary & secondary bedrooms & a stylish bathroom featuring a large vanity, oversized walk-in shower & heated floors. The 2024 lower-level open-concept renovation provides exceptional flexibility w/ areas for a family & games room, home office & gym. Considerable upgrades incl. LVP flooring w/ DRlcore underlay, fresh paint & newer windows. A new sewer line & backflow preventor provide added peace of mind & lasting value. A 2nd bathroom, large utility room w/ extra storage & washer / dryer finishes this outstanding level. The inspired exterior delivers impressive curb appeal w/ classic stone facing, a Trex composite front porch w/ glass & aluminum rails, black window trim cladding & colourful perennial gardens while the rear yard boasts mature landscaping, a soothing water feature, charming garden shed & nearly 600 SF of Trex composite decking. The custom-built 950 SF garage is in a class of its own featuring soaring ceilings, 4 skylights, 2-40K BTU

"Hot Dawg" heaters, fully insulated 2x6 construction w/ Rockwool & blown-in cellulose insulation, plywood-lined walls & a sloped epoxy floor for drainage. Constructed for both convenience & versatility, it also offers 3 motorized doors (one 10'), a powered tire storage hoist, 2 motorized overhead storage lifts, a T.V. & a projector w/ 135" retractable screen. Extensive enhancements continue both inside & out further elevating the homes comfort & long-term value. Additional interior highlights incl.: 1) new a/c, furnace & hot water heater (2021), new dishwasher & refrigerator (2023), & 3) pot lights, 4) fireplace gas line, & 5) central vac & radon mitigation r/in. Exterior upgrades incl.: 1) 9.2 kW solar system w/ 23 panels (12 house, 11 garage & 2024), 2) new front & back door (2025), 3) gutter guards on eaves (house & garage), 4) tandem rain barrels w/ pump & 5) fully fenced backyard. Please refer to the comprehensive list of improvements in the supplements. Ideally located minutes from downtown, parks, shopping, restaurants & amenities, this special gem truly does offer it all - a stunning lot, prime location & an impressive residence. Welcome home!!