

\$674,900 - 125 41 Avenue Sw, Calgary

MLS® #A2265185

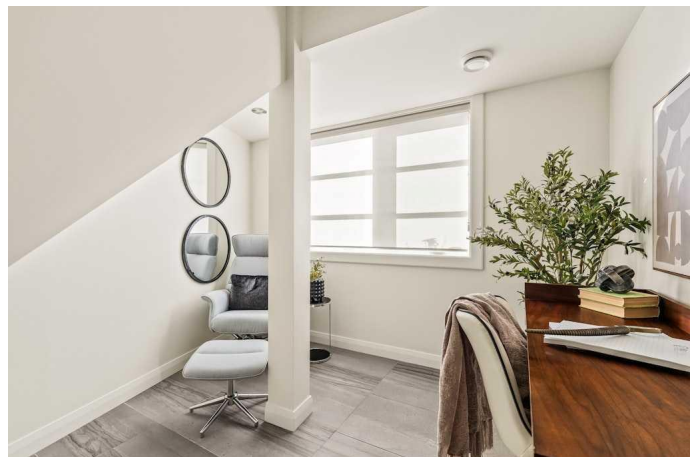
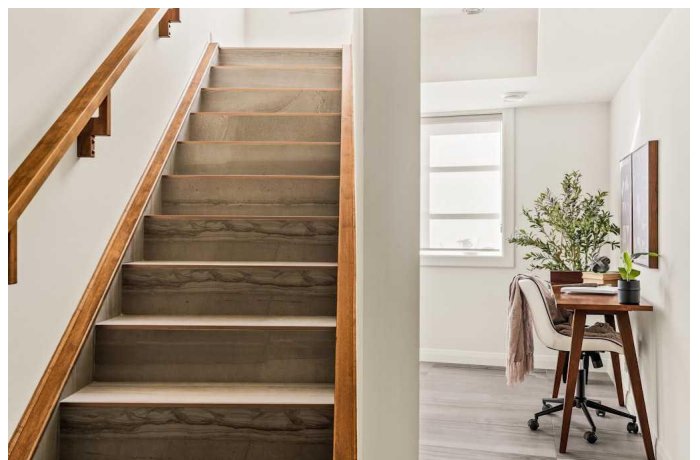
\$674,900

2 Bedroom, 3.00 Bathroom, 1,427 sqft

Residential on 0.00 Acres

Parkhill, Calgary, Alberta

Step into timeless sophistication in the heart of Parkhill, one of Calgary's most coveted inner-city communities. This executive three-storey end unit blends modern design, refined finishes, and an unbeatable location steps from Stanley Park. Enter via the private front door or directly through the attached garage. The ground level opens to a bright, versatile flex space - ideal for a polished home office, fitness area, lounge or extra storage. A full paint job and thoughtful details set an elevated tone from the moment you arrive. Sunlight pours across the open-concept main living floor, offering hardwood floors and lofty ceiling heights. The gourmet kitchen features ceiling-height cabinetry - including dedicated pantry cabinets for small-appliance storage and overstock, quartz countertops, a sleek metallic designer backsplash, and stainless steel appliances with a gas range. Walk out to a private balcony for morning coffee, or cozy alfresco dining at night. Seamless flow to the dining and living areas creates an effortless setting for both intimate evenings and spirited entertaining. Ascend to the third level to discover two spacious and elevated primary suites, each with an opulent, spa-inspired ensuite bath and a custom walk-in closet for boutique-level organization; a convenient laundry area with upgraded washer and dryer sits between the bedrooms for everyday ease. This freshly, professionally painted residence also offers central air conditioning to keep you cool during Calgary's hot summers, a



single attached garage, and low-maintenance, lock-and-leave living - perfect for winter getaways. Outside your door, Stanley Park awaits - with pools, tennis courts, a baseball diamond, miles of Elbow River pathways for cycling, running, or peaceful walks. You can launch a kayak or enjoy riverbank views within minutes of leaving your front door - an inner-city rarity. Or just enjoy an expansive green space, while microbreweries, caf  s, and restaurants are an easy stroll away. Being only a 5-minute drive to downtown Calgary, you have instant access to the city  s business core, the Beltline, and lively 4th Street or 17th Avenue districts for shopping, dining, and nightlife. This is Parkhill living at its most refined: location, design, and lifestyle, all beautifully aligned. **OPEN HOUSE, Sunday October 19th from 11:00am - 1:00pm**

Built in 2015

Essential Information

MLS�� #	A2265185
Price	\$674,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,427
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	125 41 Avenue Sw
Subdivision	Parkhill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3H3

Amenities

Amenities	Other
Parking Spaces	1
Parking	Alley Access, Heated Garage, Single Garage Attached, Garage Faces Side, Secured
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Chandelier
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Square Shaped Lot, Street Lighting, Paved
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	2
Zoning	M-C1

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.