

2001 41 Street SE
Calgary, Alberta

MLS # A2204066



\$600,000

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|------------------|---|---------------|-------------------|
| Division: | Forest Lawn | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,505 sq.ft. | Age: | 1962 (63 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Alley Access, Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Low Maintenance Landscape, Rectangular Lot | | |

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|--------------------|--------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Suite | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Separate Entrance | | |

Inclusions: None

Great Investment Opportunity for Redevelopment. Situated on a "corner lot zoned R-CG, this renovated 5-bedroom home offers incredible potential for redevelopment or as a great long-term investment. This property is loaded with upgrades and move-in ready for new owners. Key Features: 5 Bedrooms – 3 large bedrooms on the main and upper levels. 2 Kitchens – Beautifully renovated kitchens (2020) upstairs and downstairs. Separate Illegal Suite – Lower level with a walk-up entrance featuring 2 bedrooms, a 3-piece bathroom, and separate laundry – perfect for rental income potential. Recent Upgrades – Vinyl windows, high-efficiency furnace (2012), roof and eaves-trough (2016), and new vinyl flooring throughout. Spacious Layout – Enjoy a massive living room, open-concept kitchen/dining area, and private laundry on the main and upper levels. Prime Location – Centrally located, just steps away from grocery stores, schools, and major transit routes. Perfect for families, renters, or future redevelopment. This property offers the best of both worlds: a solid, updated home with great holding value and the potential for future growth and development. A must-see for investors or homeowners looking for an exceptional location with long-term value.