

\$595,000 - 2439 41 Street Se, Calgary

MLS® #A2061901

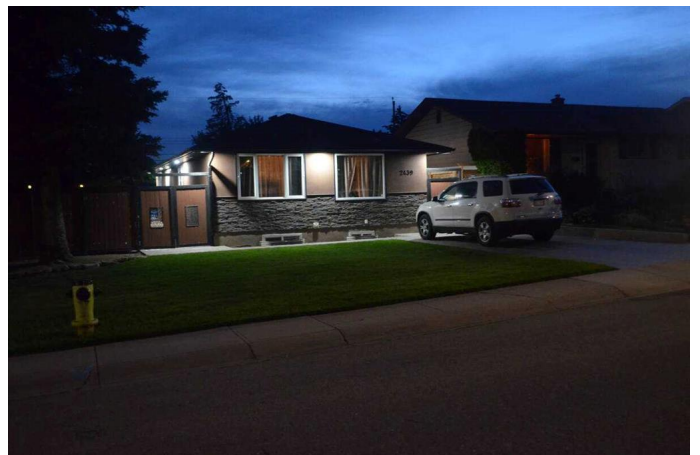
\$595,000

4 Bedroom, 2.00 Bathroom, 1,019 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

For additional information, please click on Brochure button below. This custom bungalow boasts upgrades to satisfy the more discerning buyer, with premium maple/granite kitchen and GE Profile SS appliances. New vinyl flooring [May 2023] and custom tile work throughout the home. Complete exterior with new acrylic stucco-hand painted T&G soffit with light show. Newer shingles [2021]-garage [2015]-newer fascia and seamless gutters. Stamped concrete driveway/sidewalks and smaller patio for future kitchen. Integrastone patio and landing areas [lifetime product]. Custom wrap-around deck and fencing with rod iron inserts. Upgraded furnace, hot water and AC to complete the comfort package. Newer windows and exterior doors with modern inserts and glass shakers upstairs. Hardwired 7.1 theatre room incorporated into main rec room with stone feature wall. Custom â€™Pax Wardrobeâ€™™ in master [optional] based on your furnishings/lifestyle. Both refrigerators and microwaves included. Oversized single garage with 2 car parking pad prepped for additional garage if you like - also has built-in workspace and shed built in [grandfathered] as well as nice maintenance free shed for your landscaping needs. 2 of the bedrooms have been converted to upper/lower office spaces and media access and storage. Newer gas meter [sleeved] electric panel and complete plumbing throughout the home. And on and on and on â€™ too many additional touches to mention. Please note: Basement has an illegal



suite (non-conforming) and great when you have friends/family from out of town, as well as the additional cooking and freezer space. Zoned RC-1 and should be considered as a single family home for your consideration!

Built in 1958

Essential Information

MLS® #	A2061901
Price	\$595,000
Sold Price	\$595,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,019
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2439 41 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1C9

Amenities

Parking Spaces	5
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Dry Bar, French Door, Granite Counters, Laminate Counters, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl
-------------------	---

	Windows, Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Central, High Efficiency, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Dog Run Fenced In, Front Yard, Lawn, Garden, Level, Standard Shaped Lot, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2023
Date Sold	April 28th, 2024
Days on Market	305
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Easy List Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.