

\$750,000 - 2048 41 Avenue Sw, Calgary

MLS® #A2084292

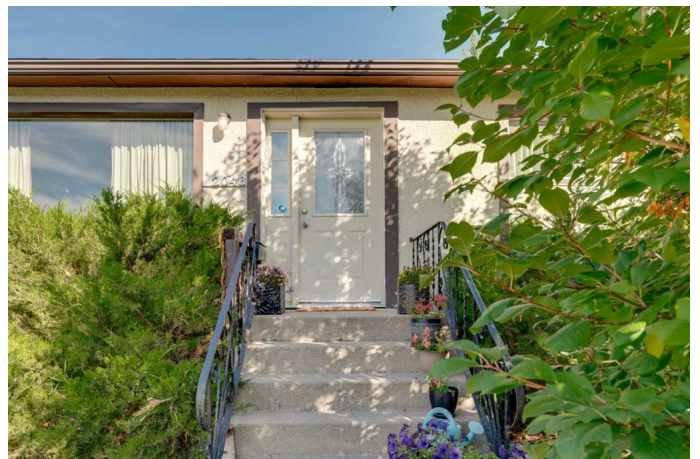
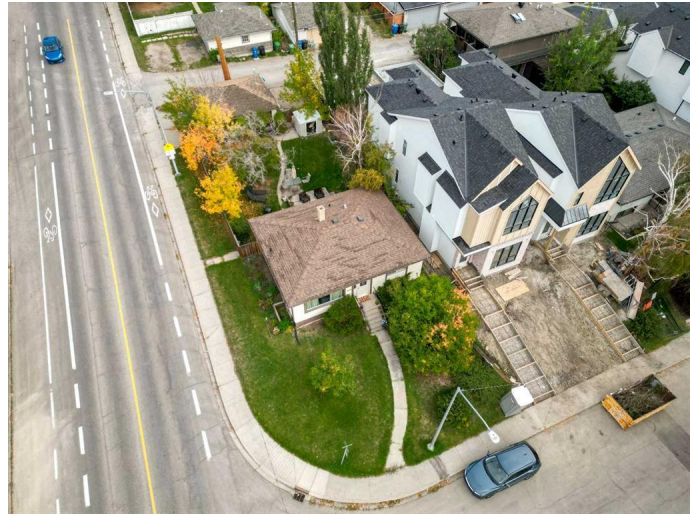
\$750,000

4 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.12 Acres

Altadore, Calgary, Alberta

Amazing investment opportunity in the heart of Altadore. This solid bungalow is situated on a corner lot currently zoned R-C2 steps to parks, schools, pubs and restaurants. The main floor provides a spacious living area with sunny south facing window, 2 bedrooms and a full bath along with functional eat-in kitchen. The basement is fully finished with a generous rec space, 2 additional bedrooms and full bathroom. A additional den space can be used for storage or a small office. There is a separate rear entrance that makes this layout perfect for a future suite if desired. The large treed backyard offers an ample deck space and firepit area leading to a double detached garage. Buy and hold with tenants currently in place while you prepare future development plans or continue to rent for years to come. This inner city home has plenty of life left and is full of future potential. The community of Altadore is home to one of Calgary's trendiest shopping areas, Marda Loop where you have easy access to clothing stores, banks, restaurants and grocery stores. Glenmore athletic park is a short jog away and robust system of walking paths can lead you down to Sandy Beach. Don't miss out on this prime investment opportunity



Built in 1952

Essential Information

MLS® #

A2084292

Price	\$750,000
Sold Price	\$715,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.12
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2048 41 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2M1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Corner Lot, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2023
Date Sold	October 31st, 2023
Days on Market	32
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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