

# \$644,900 - 1759 41 Street Ne, Calgary

MLS® #A2125831

**\$644,900**

5 Bedroom, 4.00 Bathroom, 1,158 sqft

Residential on 0.09 Acres

Rundle, Calgary, Alberta

Newly renovated with LEGAL 2BR SUITE!  
Live up rent down or keep as turn-key revenue property with walking distance to Rundle school. The spacious upper level suite boasts 3 bedrooms, 3 bathrooms, and in suite laundry. Interior just renovated with all new flooring, new cabinets, quartz countertops throughout, fresh paint, new decor plugs and switches, the main bathroom was just renovated down to the studs! Keep cool in the summer with central A/C, note the updated roof shingles, newer windows, and updated furnaces (one for each suite). The Legal lower level suite was fully renovated in recent years and boasts 2 good sized bedrooms, laundry, full bathroom, and spacious modern kitchen, dining and living area. The lower level is currently tenant occupied with the lease coming due Oct 1, 2024 and would like to renew if possible.

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2125831  |
| Price          | \$644,900 |
| Sold Price     | \$650,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,158     |



|            |               |
|------------|---------------|
| Acres      | 0.09          |
| Year Built | 1977          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Sold          |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1759 41 Street Ne |
| Subdivision | Rundle            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 2L4           |

### Amenities

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 2                        |
| Parking        | Alley Access, Off Street |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks                    |
| Appliances        | Central Air Conditioner, Window Coverings      |
| Heating           | Forced Air                                     |
| Cooling           | Central Air                                    |
| Has Basement      | Yes                                            |
| Basement          | Separate/Exterior Entry, Full, Suite, Walk-Out |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2024 |
| Date Sold      | May 1st, 2024    |
| Days on Market | 6                |
| Zoning         | R-C1             |

HOA Fees                    0.00

**Listing Details**

Listing Office                RE/MAX Realty Professionals

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