

\$749,900 - 2812 41 Street Sw, Calgary

MLS® #A2129381

\$749,900

4 Bedroom, 2.00 Bathroom, 870 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

Come view this fantastic 4-bedroom home in Glenbrook, with 3-bedrooms up and a 1-bedroom illegal suite down. This home is extremely well maintained and is situated on a large 50x120ft lot.

The main floor has 3 bedrooms, full bath, living room with a functional layout, a kitchen with custom cabinets, pantry, and white appliances. The kitchen counters are made of PaperStone which has the durability like stone products but can be worked like dense hardwoods. The lower level consists of shared laundry and a self-contained 1-bedroom illegal suite with another full bathroom, spacious living room and kitchen. There is a separate entrance for the illegal suite which is covered and leads out to the front walkway and street. This home is beautifully landscaped front and back. There is a landing off of the back door leading to a lower stamped concrete patio, with a gas line which is surrounded by greenery offering a cozy private space. The patio flows down stone steps taking you to a fire pit area, flex area (garden, RV or kids outdoor play area), and the oversized double garage.

Here are a few other things to note about this home, it has original hardwood flooring up and down. The sewer line had a new Sleeve, 2013. The garage is equipped with a separate meter and a 100amp main breaker panel as well as a 220-volt power supply. The electrical panel for the house was upgraded with a 100 amp main breaker in 2008. There have been a number of recent items replaced within the



past 5 years, dishwasher main floor 2023, main floor Fridge 2021, Washer 2021, Dryer 2019, Hot Water Tank 2021, and New Shingles April 2024.

Built in 1959

Essential Information

MLS® #	A2129381
Price	\$749,900
Sold Price	\$765,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	870
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2812 41 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3K8

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized

Interior

Interior Features	Granite Counters, Laminate Counters, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Lawn, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 21st, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.