

# \$449,900 - 2715 41a Avenue Se, Calgary

MLS® #A2162883

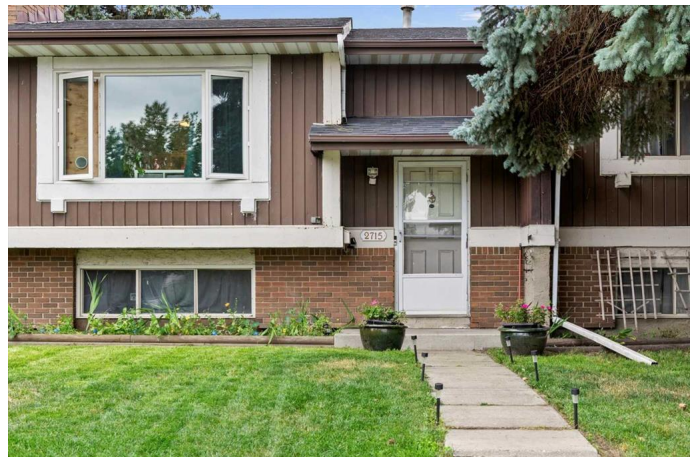
**\$449,900**

3 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.10 Acres

Dover, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom plus flex space, 2 bathroom, bi-level home nestled in the established neighbourhood of Dover, with convenient access to Deerfoot and Barlow Trail. The charming curb appeal is enhanced by mature trees, including a majestic evergreen that provides shade and privacy. This home is also close to great walking trails! Inside, the home offers an open-concept living space, blending modern upgrades with a cozy ambiance. The updated kitchen, with white cabinetry, stainless steel appliances, and a central island create a contemporary cooking area that transitions seamlessly to the dining area that is perfect for family gatherings. Laminate flooring ties together the living room, kitchen, and dining spaces. The main floor has two generous bedrooms and an updated 5pc bathroom with a dual-sink vanity, modern fixtures, and a clean design. Downstairs offers plenty of room to spread out with a large rec room that features a gas fireplace that is perfect for relaxing or entertaining guests. The downstairs bedroom was previously used as a music studio. With the additional flex/office space and kitchenette - there's the option to build an in-law or legal suite thanks to the 200 Amp plugs. Outback you'll find a double detached garage and low maintenance landscaping. The spacious tiered deck can easily host your friends and family for garden parties. There is privacy from the mature trees, including your very own apple tree! The



additional space beside the garage could also been turned into a veggie patch, for those wanting to harvest their own food. This home offers comfort, charm, and modern touches, ideal for anyone looking to move into a warm and inviting space. Call to book your showing today!

Built in 1975

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2162883    |
| Price          | \$449,900   |
| Sold Price     | \$460,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 980         |
| Acres          | 0.10        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2715 41a Avenue Se |
| Subdivision | Dover              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2B 2M1            |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |

**Interior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan |
|-------------------|-----------------------------------------------|

|                 |                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating         | Forced Air                                                                                     |
| Cooling         | None                                                                                           |
| Fireplace       | Yes                                                                                            |
| # of Fireplaces | 1                                                                                              |
| Fireplaces      | Gas                                                                                            |
| Has Basement    | Yes                                                                                            |
| Basement        | Finished, Full                                                                                 |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | None                                                                        |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Brick, Wood Frame, Wood Siding                                              |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2024 |
| Date Sold      | September 9th, 2024 |
| Days on Market | 4                   |
| Zoning         | R-C1                |
| HOA Fees       | 0.00                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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