

\$700,000 - 4531 41 Avenue Sw, Calgary

MLS® #A2162894

\$700,000

4 Bedroom, 2.00 Bathroom, 1,342 sqft

Residential on 0.14 Acres

Glamorgan, Calgary, Alberta

Perfectly situated one block to two schools, Community Association and playgrounds, this 4 bedroom bungalow offers 2300 square feet of living space. The 24 ft Deep Double Garage will accommodate a truck with room to spare while your sunny south rear yard still has plenty of room for your family to enjoy on this Oversized 60 ft Wide Lot. The Main level features gleaming original hardwood floors that unfold from the entry. The living room is exceptionally large, perfect for both entertaining and family life. The dining area leads to the sunny kitchen with its functional layout and stainless steel appliances, including Induction oven. Down the hall to the bedrooms, the primary has been extended to 20 ft long and has a lovely bay window overlooking the yard. The second bedroom is extremely spacious as it used to be the primary and a third bedroom and full bathroom with newer window and tile complete this floor. The lower level with fresh flooring features a 4th bedroom, 3 pce bath and a games room, large enough at 36' for the kids to run around in on those rainy days. Upgrades include a new boiler system and shingles (2018). The heavy lifting is done and the home is ready for your own personal touch. Conveniently located minutes to Mount Royal University, Westhills Town Centre with numerous restaurants, grocery stores, movie theatres and more, this home is ready to move into. With quick access to beautiful Griffith Woods Park to explore the 90 acres of forest



and trails or zip over to the new Costco, this home offers great access to so many amenities. Call to view today.

Built in 1958

Essential Information

MLS® #	A2162894
Price	\$700,000
Sold Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,342
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4531 41 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1G6

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Oversized

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Boiler, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 5th, 2024

Date Sold September 17th, 2024

Days on Market 12

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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.