

# \$540,000 - 2035 41 Street Se, Calgary

MLS® #A2202867

**\$540,000**

3 Bedroom, 3.00 Bathroom, 1,587 sqft

Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

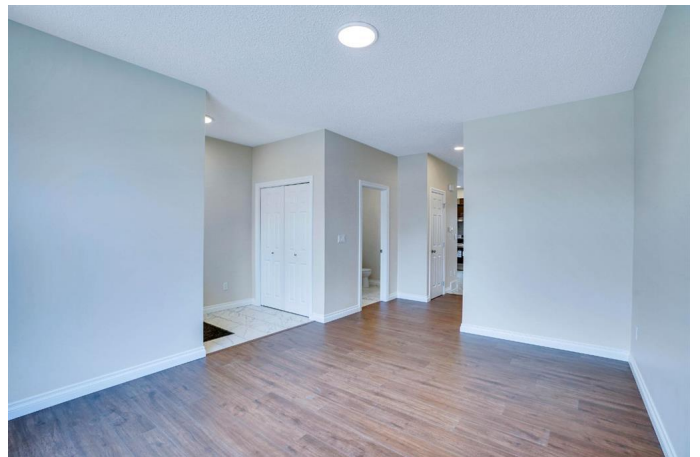
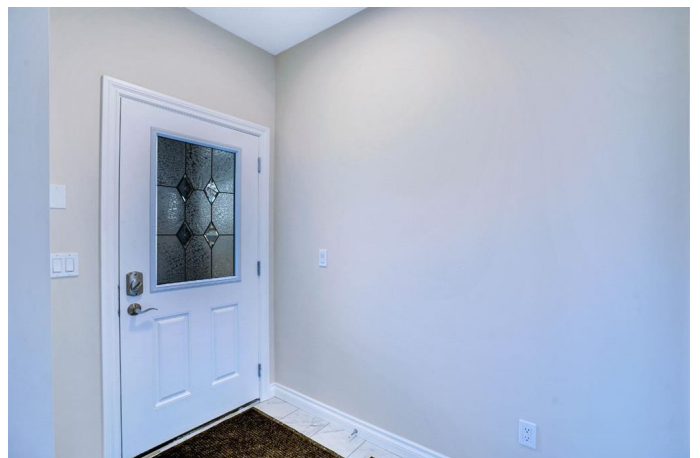
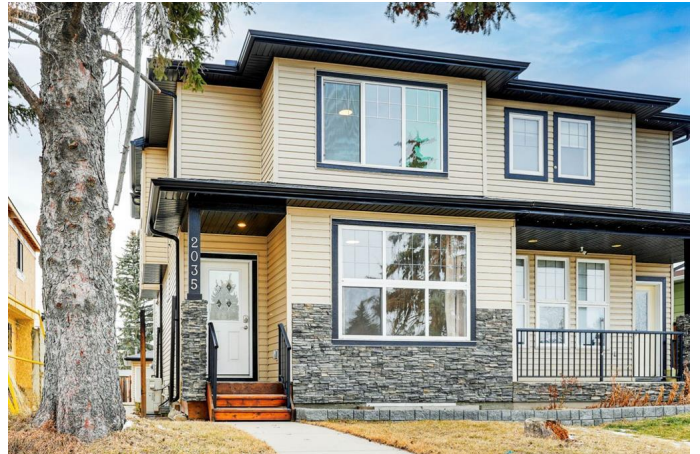
Step into this stunning, fully rebuilt home and feel right at home from the moment you enter. The main floor welcomes you with a perfectly sized living room featuring brand-new vinyl flooring with lots of natural lighting. Just around the corner, you'll find a beautifully designed two-piece bathroom. The heart of the home is the spacious kitchen with a pantry, ample newly installed cabinetry, and brand new stainless steel appliances, including a dishwasher, refrigerator, and electric stove. Adjacent to the kitchen is a generously sized dining area, perfect for family gatherings.

Steps away, the inviting family room offers a cozy ambiance with its electric fireplace, making it the ideal space for relaxing and creating lasting memories.

Heading upstairs, you'll be impressed by the elegant staircase with a sleek railing design.

The primary suite is a true retreat, featuring a spacious walk-in closet and a luxurious five-piece ensuite, complete with a stand-up shower, his-and-hers vanity and a relaxing jetted tub.

The second bedroom offers ample space, a large window that lets in abundant natural light, and its own walk-in closet. The third bedroom is spacious and bright. The entire second level, including the staircase, is finished with plush, high-quality carpet for



added comfort.

The basement features a brand-new washer and dryer and is left unfinished, providing endless possibilities for future development.

Additional highlights include a brand-new air conditioning system, freshly installed siding, and a brand-new roof, ensuring peace of mind for years to come.

This is a rare opportunity to own a completely rebuilt home with modern finishes and thoughtful design. You won't want to miss out on owning this stunning home!

Built in 2008

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2202867               |
| Price          | \$540,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,587                  |
| Acres          | 0.07                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2035 41 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |

|             |         |
|-------------|---------|
| Postal Code | T2B 1C5 |
|-------------|---------|

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Jetted Tub, Pantry                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | Central Air                                             |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Electric, Living Room                                   |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Brick, Vinyl Siding                   |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 43               |
| Zoning         | R-CG             |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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.