

\$490,000 - 3725 41 Street Sw, Calgary

MLS® #A2259985

\$490,000

3 Bedroom, 2.00 Bathroom, 1,108 sqft

Single Family on 0.07 Acres

Glenbrook, Calgary, Alberta

Cleaned, painted, and fully refreshed, this Glenbrook semi-detached features 3 bedrooms, 2 bathrooms, and over 1,000 sq ft above grade, blending original charm with key updates throughout. The layout is bright and functional, with spacious living areas, large bedrooms, and a separate side entrance offering flexibility for a secondary suite that would be subject to approval and permitting by the city/municipality. Major upgrades already completed include a new roof with heated eavestroughs, updated windows, a high-efficiency furnace, and a newer hot water tank providing peace of mind for years to come. The front and back gardens are beautifully landscaped with mature perennials, creating a peaceful outdoor retreat. Located in one of Calgary's most accessible neighbourhoods near Mount Royal University, parks, schools, shopping, and transit. Priced below the city-assessed value, this home offers an exceptional opportunity for first-time buyers, downsizers, or investors looking for strong long-term value. Book your showing today! (id:6289)

Built in 1962

Essential Information

Listing #	A2259985
Price	\$490,000
Bedrooms	3



Bathrooms	2.00
Half Baths	1
Square Footage	1,108
Acres	0.07
Year Built	1962
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3725 41 Street Sw
Subdivision	Glenbrook
City	Calgary
Province	Alberta
Postal Code	T3E3L6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Other, Back lane, PVC window, Gazebo
Parking Spaces	2
Parking	Other, Parking Pad, RV, Street

Interior

Appliances	Refrigerator, Stove, Microwave, Washer & Dryer
Heating	Natural gas High-Efficiency Furnace, Forced air
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Concrete, Stucco
Exterior Features	Garden Area, Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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