

# \$570,000 - 2219 41 Street Se, Calgary

MLS® #A2262307

**\$570,000**

3 Bedroom, 2.00 Bathroom, 959 sqft

Single Family on 0.14 Acres

Forest Lawn, Calgary, Alberta

For more information, please click the "More Information" button. Located only 15 minutes from downtown, close to all amenities, public and catholic schools close by, and close to public transportation. This single family bungalow with partially finished basement has been well taken care of and upgraded several times over the years. It includes 3 bedrooms, 2 bathrooms, large recreational room and a bonus room used as a 2nd living room. All the windows, siding and shingles were replaced 13 years ago. The flooring was also redone with laminate, tile and carpet. The laminate is in great condition as area rugs have covered it over the years. A 2 1/2 car oversized heated garage, insulated with a plywood interior was added to the property with a double automated door and single manual door. The main electrical panel was upgraded from 45 to 100. Kitchen was redone 10 years ago bringing more functionality with a small pantry and spice cupboard and better placement of appliances. All appliances in the home have been purchased within the last 2 years, all stainless steel. The basement bathroom was renovated 7 years ago to a 3 pc with walk-in shower. The fence was redone last summer. The main floor bathroom renovation was completed a few months ago going from a 3 pc to a 4 pc bathroom with a deep tub and walk-in shower. During the main floor bathroom renovation all the plumbing in the house was re-done including the main plumbing stack. This property also boasts for



space with a front driveway with a sloped curb, RV pad in the rear which fits a 15 ft and 30 ft trailer comfortably. The garage can fit a small truck, large truck, car, and still plenty of space for other equipment. (id:6289)

Built in 1957

**Essential Information**

Listing #	A2262307
Price	\$570,000
Bedrooms	3
Bathrooms	2.00
Square Footage	959
Acres	0.14
Year Built	1957
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	2219 41 Street Se
Subdivision	Forest Lawn
City	Calgary
Province	Alberta
Postal Code	T2B1C8

**Amenities**

Amenities	Playground, Schools, Shopping
Features	Other, Back lane, PVC window
Parking Spaces	6
Parking	Detached Garage, Parking Pad, RV
# of Garages	2

**Interior**

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None

# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	See Remarks

## Listing Details

Listing Office	Easy List Realty
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