

# \$534,500 - 2008 41 Street Se, Calgary

MLS® #A2207997

## \$534,500

5 Bedroom, 3.00 Bathroom, 1,141 sqft  
Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

This half duplex is fully renovated /remodled a year ago . It has new furnaces , hot water Tank , all electric , new roof , new appliances with legal suite bylaws built up illegal suite . The illegal suite is rented out which will be big time mortgage helper with own independent entry and privacy . The community is getting vibrant with all around new construction projects going on for rental units potential . The property is close to all amenities like bus route , no frills , KFC and many more close to International Avenue and 10 minutes drive to down town to join a work force and enjoy the down town life . Do not miss to occupy to merge in a vibrant community with mortgage helper independent illegal bigger suite . The 2006-41 Street SE is not listed but buyer can buy that too to hold full plex property and can split titles into 4 to enhance the value. The seller can guide about it .



Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207997  |
| Price          | \$534,500 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,141     |
| Acres          | 0.07      |

|            |                        |
|------------|------------------------|
| Year Built | 1977                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bi-Level |
| Status     | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2008 41 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1C6           |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 2                            |
| Parking        | Alley Access, Parkade, Stall |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Chandelier, Kitchen Island, No Animal Home, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator                     |
| Heating           | Central, Electric   |
| Cooling           | Central Air, Sep. HVAC Units  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Private Yard    |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 38              |
| Zoning         | RCG             |

### **Listing Details**



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.