

# \$499,000 - 2035 41 Street Se, Calgary

MLS® #A2202867

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,750 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, youâ€™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, youâ€™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	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,750
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
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### 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	Living Room, Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	March 21st, 2025
Days on Market	87
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bravo Realty
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