

\$595,000 - 2202 41 Street Se, Calgary

MLS® #A2204145

\$595,000

4 Bedroom, 2.00 Bathroom, 906 sqft
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

INVESTOR, BUILDER, AND DEVELOPER ALERT! Don't miss out on this exceptional opportunity to own a rare corner lot with a back lane, measuring 50 x 121.99 ft (15.23 x 37.18 meters) and zoned RC-G in a highly sought-after area. The lot size is approximately 6,092 sq. ft. (571 m²) in total. Whether you're ready to develop or looking for a property to hold, this is the perfect investment!

This fantastic home offers incredible income potential with a LEGAL basement suite featuring a separate entrance for privacy and convenience. Upstairs, you'll find a spacious 2-bedroom, 1-bathroom layout, while the lower level offers a fully self-contained 2-bedroom, 1-bathroom — ideal for tenants or guests. Both units share access to a laundry area, adding extra convenience for the tenants.

Enjoy the bright and welcoming sunroom, perfect for year-round relaxation, and a large, beautifully landscaped yard providing plenty of space for outdoor activities. The oversized, heated garage offers additional storage or workspace.

The potential is limitless — you can apply for a Development Permit (DP) to build a 4-plex with legal suites, offering a total of 8 units (subject to City of Calgary approval). The location is prime, just 1 block from 17 Ave, putting you in the heart of a vibrant



neighborhood with close access to public transit, schools, restaurants, and shopping.

With huge growth potential and the opportunity for strong rental income, this is a fantastic buy, rent, and hold opportunity. Don't wait—secure your future development project in this prime area today!

Built in 1959

Essential Information

MLS® #	A2204145
Price	\$595,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	906
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2202 41 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1C7

Amenities

Parking Spaces	4
Parking	Additional Parking, Single Garage Detached, See Remarks
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	eXp 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.