

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

MLS® #A2262307

**\$570,000**

3 Bedroom, 2.00 Bathroom, 959 sqft

Residential 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.

Built in 1957

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262307    |
| Price          | \$570,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 959         |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2219 41 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1C8           |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages   | 2  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, Vinyl Windows                                    |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave |

|              |  |
|--------------|--|
|              | Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating      | Forced Air, Natural Gas                                |
| Cooling      | None   |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished                               |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other, Private Yard   |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Interior Lot, Landscaped, Lawn, Other, Private, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Other   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-CG              |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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