

# \$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	Kitchen Island, No Animal Home, Pantry, Quartz Counters, Chandelier
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	102
Zoning	RCG

### **Listing Details**

Listing Office

Save Max Real Estate Inc.

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