



GRASSROOTS
REALTY GROUP

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3725 41 Street SW
Calgary, Alberta

MLS # A2243351



\$525,500

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,108 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Off Street, On Street, Parking Pad, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Landscaped, Lawn, Low Maintenance		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	Gazebo, Shed		

For the first time in 20+ Years, this Glenbrook gem is hitting the market. After more than 45 years of care from the same owners, it's now ready for its next chapter. The front and back gardens are truly special, filled with decades of care and thriving perennials. This 3-bedroom, 2-bathroom semi-detached home sits in one of Calgary's most convenient locations, close to Mount Royal University, parks, schools, shopping, and more. Inside, you'll find a warm and functional layout with over 1,000 sq ft of above grade living space, full of original charm yet upgraded where it counts. Recent improvements include a brand new roof and heated eavestroughs, a new high-efficiency furnace, new hot water tank, new windows, new flooring, and fresh paint throughout. There's a separate side entrance, and every major component has been thoughtfully updated over the years. This is a rare opportunity to own a home that feels grounded, genuine, and full of potential. Call your favorite realtor to book a private showing today.