



GRASSROOTS
REALTY GROUP

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2815 41 Street SW
Calgary, Alberta

MLS # A2262577



\$798,897

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rd		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: (2) Fridges, (2) Electric Stoves, (1) Range Hood, (1) Dishwasher, (1) Washer/Dryer

2815 41 Street SW | Raised Bungalow Blends Classic Charm With Modern Upgrades, Nestled In The Highly Sought-After Community Of Glenbrook | Prime RCG 50' x 120' Lot | Situated On A Quiet Mature Street | Solid 1960's Home Featuring Bright Main Floor With Large Windows, Original Hardwood, Thoughtful Updates | Brand New Lower 2 Bedroom Suite (\$140K Insurance Claim) With All City Permits | Front Private Entrance | A Smart Investment Property & Prime Land Redevelopment | Enjoy Your Huge West Exposed Private Backyard | Double Detached Garage & Extra Parking | No Interior Pictures Of Tenant Occupied Upper Main Floor | Situated In The Vibrant & Family-Friendly Neighborhood Of Glenbrook | Close To Top-Rated Schools, Parks, & The Shopping & Dining Hubs Along Richmond Road & Signal Hill/West Hills Shopping Centre | Easy Commute To Downtown | Glenbrook Is Renowned For Its Community Spirit & Convenient Amenities | Easy Access To The C-Train, Grocery Stores, & Local Shops | Quick Access To Stoney Trail & Sarcee Trail | This Home Offers The Perfect Combination Of Style, Function, & Location.