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1736 41 Street NE Calgary, Alberta

MLS # A2271812



\$649,000

Division:	Rundle				
Type:	Residential/House				
Style:	Bungalow				
Size:	1,165 sq.ft.	Age:	1975 (50 yrs old)		
Beds:	5	Baths:	2 full / 1 half		
Garage:	Double Garage Detached				
Lot Size:	0.12 Acre				
Lot Feat:	Back Lane, Back Yard				

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier

Inclusions: SHED

Welcome to this fabulous renovated bungalow located in the heart of the family-friendly Rundle community. The home has 5 bedrooms—3 on the main level and has 2-bedroom basement illegal suite, offering plenty of space for a growing family. Upstairs has a brand new kitchen, appliances and quartz countertop. Main level has vinyl planks and brand new carpet in bedrooms to make them cozy. Both units has separate laundries. The main floor is equipped with a 4-piece bathroom, a 2-piece ensuite together with a 4-piece bathroom on the lower level. The basement has 2 bedrooms with egress windows, which bring a lot of sunlight. The basement suite has its own entrance The neighbourhood has a day park only 3 houses away from this fine home. There are also numerous schools in the area with an elementary school at the end of the block. Sunridge Mall is close by, along with numerous other local shopping choices. You are within walking distance of public transportation (LRT and buses), making commuting easy.