



1736 41 Street NE
Calgary, Alberta

MLS # A2271812



\$649,000

Division: Rundle

Type: Residential/House

Style: Bungalow

Size: 1,165 sq.ft. **Age:** 1975 (51 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 and downstairs 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.