



**2026 41 Street SE
Calgary, Alberta**

MLS # A2280086



\$449,900

Division:	Forest Lawn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	920 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: China Cabinet and Dining Table are NEGOTIABLE

Pride of ownership shines throughout this remarkable 1969 home! If you want to be wowed by solid craftsmanship and a quality-built property in the established community of Forest Lawn, then look no further. This 4 bedroom semi-detached home offers space, timeless updates, a single detached garage and wonderful neighbours along a quiet and mature street, making it the ideal choice for growing families or investors alike. The main floor is graced with gleaming tiger wood hardwood floors, 2 bedrooms + a full bathroom, a kitchen with plenty of cupboard storage and counter space, dining room and a large living room with sliding doors opening up to the front, west-exposed balcony. The basement is warm and inviting with 2 additional bedrooms + a 3-piece bath, a huge laundry room, a cozy family room and plenty of storage for additional and seasonal items. The yard is beautifully landscaped and proudly taken care of with perennials, a garden and a wide open yard for play. The single detached garage is perfect for sheltered parking in the winter and also offers storage space in the attic. This is a fantastic opportunity for first time buyers or those looking to expand their investment portfolio to own a meticulously maintained property in one of Calgary's oldest neighbourhoods. Book your showing today!