



GRASSROOTS
REALTY GROUP

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2720 41 Street SW
Calgary, Alberta

MLS # A2280774



\$950,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Glendale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,553 sq.ft. | Age: | 1957 (69 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Str | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Rectangula | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Pantry | | |

Inclusions: Built-in Dishwasher, Built-in Microwave, Hoodfan, A/C Unit, garage door remote, TV Mount in the living room

*** OPEN HOUSE Saturday, January 31, 2026 2pm – 4pm *** Tucked along a quiet street in the heart of Glendale, this beautifully renovated bungalow tells a story of thoughtful design, comfort, and effortless inner-city living, just minutes from Downtown, yet surrounded by one of Calgary's most established and long-standing communities. From the moment you arrive, the modern farmhouse exterior, aggregate walkways and welcoming covered front porch set the tone. This is a home where neighbours stay, families grow, and down-sizers rediscover how easy life can be in a walkable, park-filled inner-city neighbourhood. Inside, the home unfolds into bright, open living spaces framed by large triple-pane windows and finished with durable, scratch- and waterproof LVT flooring perfect for busy family life and everyday comfort. The heart of the home is a stunning, custom-designed kitchen, anchored by a statement island, feature walls and thoughtfully built-in storage, creating a space that feels equally suited for morning coffee, family dinners and entertaining friends. The main level offers two generous bedrooms, including an oversized and private primary retreat. Here, a feature wall, patio door leading to the backyard and a spa-inspired five-piece ensuite with heated floors and a steam shower create a peaceful escape at the end of the day. Downstairs, the story continues with a fully developed lower level designed for connection and flexibility. A spacious recreation room with rough-ins for a home theatre, a stylish wet bar complete with wine cooler and wine rack, two additional bedrooms, a full bathroom and abundant storage make this level ideal for growing families, guests or multi-generational living. Every chapter of this renovation was carefully considered, with major upgrades already complete, including a new roof, furnace, hot water tank, electrical and

landscaping, along with countless additional improvements throughout. And then there is the backyard, your own quiet retreat, located next to a park and within a playground zone. Mature trees, a large patio with gas BBQ hookup, and a double oversized detached garage create the perfect setting for summer evenings, family gatherings and relaxed weekends at home. In a community known for its long-term residents, easy access to Downtown and true inner-city convenience, this Glendale bungalow offers more than just a place to live; it offers a place to belong. Whether you are a young family putting down roots or looking to downsize without giving up space, style or location, this is a home where your next chapter can begin.