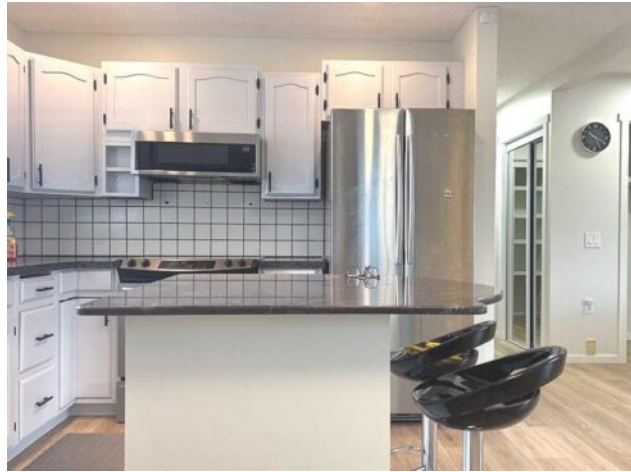




**2715 41A Avenue SE
Calgary, Alberta**

MLS # A2291300



\$485,000

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	980 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

This is a perfect home for a first-time buyer to move into now. Overall, in very good condition. Fully developed and a total of 3 roomy bedrooms & 2 full baths with many updates/upgrades, such as vinyl plank floor, newer windows, hot water tank, white kitchen cabinets and granite counters. Step out to the backyard, you will love the 2-tiered deck, and the neat garden bed is ready for your tomato plants or lettuce... This house backs onto the open field. All these can be yours in 15 days. Call your Realtor to arrange your private view appointment now!