



GRASSROOTS
REALTY GROUP

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1740 41 Street NE
Calgary, Alberta

MLS # A2195586



\$615,000

Division:	Rundle		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,183 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Outside, Parking Pad, Plug-In		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Rectangular Lot		

Heating:	Central, Fireplace Insert, Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

Inclusions: no additional goods

Welcome to this fabulous well-maintained bi-level located in the heart of the family-friendly Rundle community. The home has 5 bedrooms—3 on the main level and 2 below grade —offering plenty of space for a growing family. The main floor is equipped with a 4-piece bathroom, a 2-piece ensuite together with a 3-piece bathroom on the lower level. The home has been updated throughout the years, including a wet bar on the lower level, and 2 gas fireplaces one up and one down, plus many others features. There is an oversized parking area, with security lighting in the rear, off of a paved alley, great for parking an RV or 3 vehicles. 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.