



GRASSROOTS
REALTY GROUP

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2035 41 Street SE
Calgary, Alberta

MLS # A2202867



\$499,000

Division:	Forest Lawn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,750 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Pantry		

Inclusions:	N/A
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Step into this stunning, fully rebuilt home and feel right at home from the moment you enter. The main floor welcomes you with a perfectly sized living room featuring brand-new vinyl flooring with lots of natural lighting. Just around the corner, you’ll find a beautifully designed two-piece bathroom. The heart of the home is the spacious kitchen with a pantry, ample newly installed cabinetry, and brand new stainless steel appliances, including a dishwasher, refrigerator, and electric stove. Adjacent to the kitchen is a generously sized dining area, perfect for family gatherings. Steps away, the inviting family room offers a cozy ambiance with its electric fireplace, making it the ideal space for relaxing and creating lasting memories. Heading upstairs, you’ll be impressed by the elegant staircase with a sleek railing design. The primary suite is a true retreat, featuring a spacious walk-in closet and a luxurious five-piece ensuite, complete with a stand-up shower, his-and-hers vanity and a relaxing jetted tub. The second bedroom offers ample space, a large window that lets in abundant natural light, and its own walk-in closet. The third bedroom is spacious and bright. The entire second level, including the staircase, is finished with plush, high-quality carpet for added comfort. The basement features a brand-new washer and dryer and is left unfinished, providing endless possibilities for future development. Additional highlights include a brand-new air conditioning system, freshly installed siding, and a brand-new roof, ensuring peace of mind for years to come. This is a rare opportunity to own a completely rebuilt home with modern finishes and thoughtful design. You won’t want to miss out on owning this stunning home!