

# \$615,000 - 1740 41 Street Ne, Calgary

MLS® #A2195586

## \$615,000

5 Bedroom, 3.00 Bathroom, 1,183 sqft

Residential on 0.12 Acres

Rundle, Calgary, Alberta

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.

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2195586  |
| Price      | \$615,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,183       |
| Acres          | 0.12        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1740 41 Street Ne |
| Subdivision | Rundle            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 2L5           |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Off Street, Outside, Plug-In, Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bar, Ceiling Fan(s)   |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven, Electric Range |
| Heating           | Forced Air, Natural Gas, Central, Fireplace Insert                                      |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas, Living Room, Recreation Room   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Many Trees |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 59                  |
| Zoning         | R-C1                |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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