

\$534,500 - 2008 41 Street Se, Calgary

MLS® #A2207997

\$534,500

5 Bedroom, 3.00 Bathroom, 1,141 sqft
Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

This half duplex is fully renovated /remodled a year ago . It has new furnaces , hot water Tank , all electric , new roof , new appliances with legal suite bylaws built up illegal suite . The illegal suite is rented out which will be big time mortgage helper with own independent entry and privacy . The community is getting vibrant with all around new construction projects going on for rental units potential . The property is close to all amenities like bus route , no frills , KFC and many more close to International Avenue and 10 minutes drive to down town to join a work force and enjoy the down town life . Do not miss to occupy to merge in a vibrant community with mortgage helper independent illegal bigger suite . The 2006-41 Street SE is not listed but buyer can buy that too to hold full plex property and can split titles into 4 to enhance the value. The seller can guide about it .



Built in 1977

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2207997 |
| Price | \$534,500 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,141 |
| Acres | 0.07 |

| | |
|------------|------------------------|
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2008 41 Street Se |
| Subdivision | Forest Lawn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2B 1C6 |

Amenities

| | |
|----------------|------------------------------|
| Parking Spaces | 2 |
| Parking | Stall, Alley Access, Parkade |

Interior

| | |
|-------------------|---|
| Interior Features | Chandelier, Kitchen Island, No Animal Home, Pantry, Quartz Counters |
| Appliances | Dishwasher, Dryer, Refrigerator, Electric Range |
| Heating | Central, Electric |
| Cooling | Central Air, Sep. HVAC Units |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 68 |
| Zoning | RCG |

Listing Details



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