

# \$898,898 - 2815 41 Street Sw, Calgary

MLS® #A2209358

**\$898,898**

5 Bedroom, 2.00 Bathroom, 1,096 sqft  
Residential on 0.14 Acres

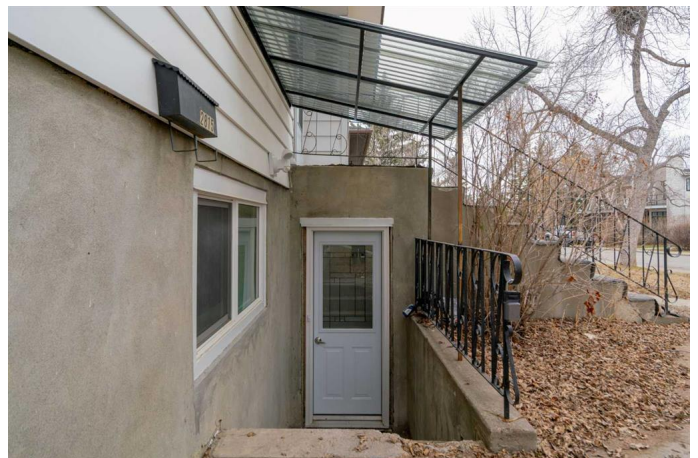
Glenbrook, Calgary, Alberta

2815 41 Street SW | Raised Bungalow Blends Classic Charm With Modern Upgrades, Nestled In The Highly Sought-After Community Of Glenbrook | Prime RCG 50' x 120' Lot | Situated On A Quiet Mature Street | Solid 1960's Home Featuring Bright Main Floor With Large Windows, Original Hardwood, Thoughtful Updates | Brand New Lower 2 Bedroom Suite (\$140K Insurance Claim) With All City Permits | Front Private Entrance | A Smart Investment Property & Prime Land Redevelopment | Enjoy Your Huge West Exposed Private Backyard | Double Detached Garage & Extra Parking | No Interior Pictures Of Tenant Occupied Upper Main Floor | Situated In The Vibrant & Family-Friendly Neighborhood Of Glenbrook | Close To Top-Rated Schools, Parks, & The Shopping & Dining Hubs Along Richmond Road & Signal Hill/West Hills Shopping Centre | Easy Commute To Downtown | Glenbrook Is Renowned For Its Community Spirit & Convenient Amenities | Easy Access To The C-Train, Grocery Stores, & Local Shops | Quick Access to Stoney Trail & Sarcee Trail | This Home Offers The Perfect Combination Of Style, Function, & Location.

Built in 1960

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2209358  |
| Price  | \$898,898 |



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,096       |
| Acres          | 0.14        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2815 41 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3K7           |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 4                                                                           |
| Parking        | Alley Access, Double Garage Detached, Additional Parking, Garage Faces Rear |
| # of Garages   | 2                                                                           |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Treed, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Concrete, Wood Frame, Wood Siding                                                                |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 10th, 2025  
Days on Market                67  
Zoning                              R-CG

**Listing Details**

Listing Office                    Real Broker

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