

3725 41 Street SW
Calgary, Alberta

MLS # A2259985



\$470,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,108 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Off Street, On Street, Parking Pad, RV Access		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Landscaped, Lawn, Low		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full, Partially Finished, Separate/Exterior Entry	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

Cleaned, painted, and fully refreshed, this Glenbrook semi-detached features 3 bedrooms, 2 bathrooms, and over 1,000 sq ft above grade, blending original charm with key updates throughout. The layout is bright and functional, with spacious living areas, large bedrooms, and a separate side entrance offering flexibility for a secondary suite that would be subject to approval and permitting by the city/municipality. Major upgrades already completed include a new roof with heated eavestroughs, updated windows, a high-efficiency furnace, and a newer hot water tank providing peace of mind for years to come. The front and back gardens are beautifully landscaped with mature perennials, creating a peaceful outdoor retreat. Located in one of Calgary's most accessible neighbourhoods near Mount Royal University, parks, schools, shopping, and transit. Priced below the city-assessed value, this home offers an exceptional opportunity for first-time buyers, downsizers, or investors looking for strong long-term value. Book your showing today!