

# \$529,000 - 2228 41 Street Se, Calgary

MLS® #A2220611

**\$529,000**

3 Bedroom, 2.00 Bathroom, 892 sqft

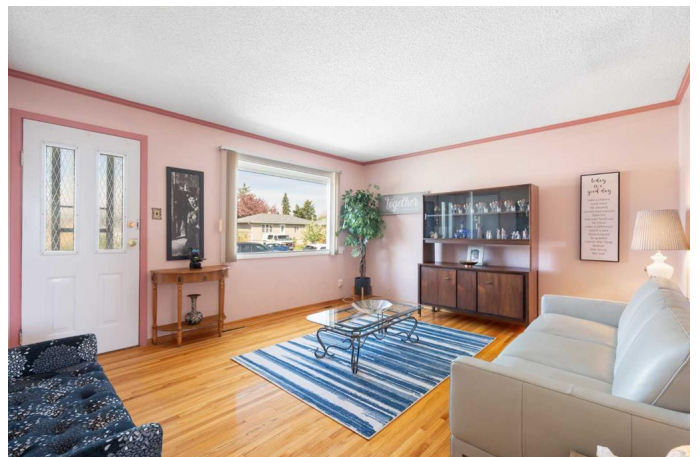
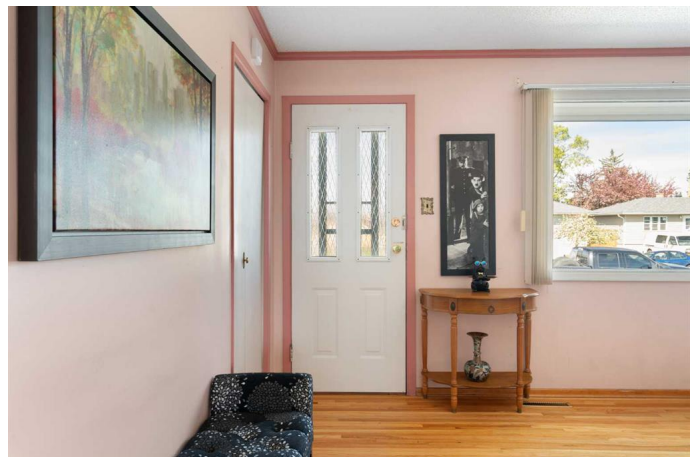
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Well maintained by the same family for over 35 years, this solid bungalow (R-CG zoning) is full of charm, potential, and possibilities. Featuring 3 bedrooms, 2 full bathrooms, and gleaming original hardwood floors, it's move-in ready, but also an excellent opportunity for anyone looking to update or renovate now, or over time. The eat-in kitchen offers plenty of storage and a built-in dishwasher. There are exterior roller blinds on the windows to help keep the home cool in summer, add a layer of privacy and security, and darken the bedrooms for a restful night's sleep during those long summer days. The basement features a 3-piece bathroom, L-shaped family room which could have a multitude of uses, laundry and storage! Parking won't be an issue here! There is a detached, double garage, three more parking spots in the back, a front driveway, and plenty of street parking. This property is also convenient to public transportation. The large, tidy yard is ideal for gatherings, gardening, or play.

The neighbourhood is home to the bustling International Avenue (17th Avenue SE), known for its eclectic mix of ethnic dining, shopping, and cultural experiences. Families will appreciate the proximity to several schools within walking distance. For recreation, Bob Bahan Aquatic & Fitness Centre, Forest Lawn Athletic Park, and local parks are nearby.

This home is perfect for a first-time buyer,



small family, investor, or renovator looking to get into a well-established, well-located community. Whether you're starting out or building your portfolio, donâ€™t miss this opportunity!

Built in 1958

**Essential Information**

MLS® #	A2220611
Price	\$529,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	892
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2228 41 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1C7

**Amenities**

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Driveway, Off Street, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood,

	Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Block

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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