



GRASSROOTS

REALTY GROUP

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**920 41 Street SE
Calgary, Alberta**

MLS # A2313529



\$565,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1961 (65 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: Basement suite: Refrigerator, stove, range hood

Calling all homebuyers and investors alike! Live up, rent down or use this home as an excellent investment and revenue-generating property! This bungalow features 3 bedrooms and a full 4-pc bathroom on the main level. The kitchen is nicely equipped with ample counter space and plenty of cabinets for all your storage needs. The fully LEGAL basement suite, completed in 2021, has 3 additional bedrooms (total of 6 bedrooms!), another RENOVATED 4-pc bathroom and low-maintenance flooring throughout. The basement kitchen is well equipped with stainless steel appliances, stylish backsplash and a modern sink and fixture. The windows in the basement have been updated (2021) to meet current egress codes. Additional UPGRADES include a NEWER high efficiency furnace (2021), hot water tank (2021), UPGRADED ELECTRICAL to 200 amps and the exterior of the home has been freshly painted. The massive backyard, accessible from the kitchen, has a large deck, an oversized double garage as well as an additional gravel parking pad. This home is conveniently located within walking distance to multiple schools (Patrick Airline K-6, Ernest Morrow Middle School (7-9) and Forest Lawn High School), the Bob Bahan Aquatic & Fitness Centre, the Lucky supermarket and other restaurants and to International Avenue, which also has multiple shops, restaurants and grocery stores. Downtown Calgary is just a 12-minute car drive away or is also accessible via the 44th Street C-train station which is just a short walk from this home. This home is a must-see. Call to book your private showing today.