



GRASSROOTS
REALTY GROUP

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4511 41 Avenue SW
Calgary, Alberta

MLS # A2335264



\$659,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,069 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Landscaped, Lawn, Level, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SATURDAY, AUG 8 12pm to 2pm Set on a flat 5,909 sq. ft. lot along a very quiet street, this well-maintained home offers a functional layout, comfortable living spaces, and a family-friendly location with convenient access to schools, recreation, shopping, Mount Royal University, and downtown Calgary. The main floor features a bright kitchen overlooking the backyard, with a window above the sink providing plenty of natural light. The adjacent dining room offers patio-door access to the large rear deck, creating an ideal connection between the indoor and outdoor living spaces. The living room features hardwood flooring that continues seamlessly through all three main-floor bedrooms. The upgraded main bathroom includes tile flooring, a newer vanity and toilet, and an updated shower. The finished basement offers two spacious recreation or family rooms, providing plenty of flexibility for a home theatre, games area, office, or additional living space. A spacious fourth bedroom is also located in the basement (note: the basement bedroom window does not meet current egress requirements). The basement includes a half bathroom with tile flooring and a vanity with stone countertops. The laundry room features a front-loading dryer, top-loading washing machine, and additional storage space. The home has been well maintained over the years, with upgraded windows throughout. An Ultra High Efficiency Napoleon natural-gas furnace was installed in 2024, and a 40-gallon natural-gas hot water tank was installed in 2025. The mechanical room also includes a 100-amp electrical panel and deep freeze. Outside, enjoy a large front veranda and an oversized double detached garage accessed from the alley. The flat backyard features a spacious deck with plenty of room for family gatherings and outdoor entertaining, while the lawn area adds

versatility for pets, play, or gardening. The home has been professionally cleaned and is ready for its next owners. This family-friendly location is approximately half a block from Saint Andrew School, about a two-minute walk from Glamorgan School, and one block from the Glamorgan Community Association, featuring an outdoor hockey and skating rink and a ball diamond. Mount Royal University is approximately a five-minute drive away, with convenient access to A.E. Cross School, Signal Hill Shopping Centre, and downtown Calgary in less than 15 minutes.