



GRASSROOTS
REALTY GROUP

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2008 41 Street SE
Calgary, Alberta

MLS # A2337840



\$529,000

Division:	Forest Lawn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,141 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Outside		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity at Lot Line
Features:	Breakfast Bar, Chandelier, Closet Organizers		

Inclusions: n/a

This half duplex is fully renovated /remodled IN 2023 AND HAVING LEGAL SUITE . It has new furnaces , hot water Tank , all electric , new roof , new appliances with legal suite . The main level & legal suite is rented out which will be a big time mortgage helper and mortgage qualification . It has own independent entry and privacy . The community is getting vibrant with all around new construction projects going on for rental units potential . The property is close to all amenities like bus route , no frills , KFC and many more close to International Avenue and 10 minutes drive to down town to join a work force and enjoy the down town life . Do not miss to occupy to merge in a vibrant community . The 2006-41 Street SE is not listed but buyer can buy AS A full plex . The RMS are taken from last listing , There is no alteration after the last listing .