

2219 41 Street SE
Calgary, Alberta

MLS # A2262307



\$570,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	959 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Other	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: Primary bedroom wardrobe, swing set/playhouse, removable cubicle wall

For more information, please click the "More Information" button. Located only 15 minutes from downtown, close to all amenities, public and catholic schools close by, and close to public transportation. This single family bungalow with partially finished basement has been well taken care of and upgraded several times over the years. It includes 3 bedrooms, 2 bathrooms, large recreational room and a bonus room used as a 2nd living room. All the windows, siding and shingles were replaced 13 years ago. The flooring was also redone with laminate, tile and carpet. The laminate is in great condition as area rugs have covered it over the years. A 2 1/2 car oversized heated garage, insulated with a plywood interior was added to the property with a double automated door and single manual door. The main electrical panel was upgraded from 45 to 100. Kitchen was redone 10 years ago bringing more functionality with a small pantry and spice cupboard and better placement of appliances. All appliances in the home have been purchased within the last 2 years, all stainless steel. The basement bathroom was renovated 7 years ago to a 3 pc with walk-in shower. The fence was redone last summer. The main floor bathroom renovation was completed a few months ago going from a 3 pc to a 4 pc bathroom with a deep tub and walk-in shower. During the main floor bathroom renovation all the plumbing in the house was re-done including the main plumbing stack. This property also boasts for space with a front driveway with a sloped curb, RV pad in the rear which fits a 15 ft and 30 ft trailer comfortably. The garage can fit a small truck, large truck, car, and still plenty of space for other equipment.