

**2026 41 Street SE**  
**Calgary, Alberta**

**MLS # A2280086**



**\$449,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan		

**Inclusions:** China Cabinet and Dining Table are NEGOTIABLE

Pride of ownership shines throughout this remarkable 1969 home! If you want to be wowed by solid craftsmanship and a quality-built property in the established community of Forest Lawn, then look no further. This 4 bedroom semi-detached home offers space, timeless updates, a single detached garage and wonderful neighbours along a quiet and mature street, making it the ideal choice for growing families or investors alike. The main floor is graced with gleaming tiger wood hardwood floors, 2 bedrooms + a full bathroom, a kitchen with plenty of cupboard storage and counter space, dining room and a large living room with sliding doors opening up to the front, west-exposed balcony. The basement is warm and inviting with 2 additional bedrooms + a 3-piece bath, a huge laundry room, a cozy family room and plenty of storage for additional and seasonal items. The yard is beautifully landscaped and proudly taken care of with perennials, a garden and a wide open yard for play. The single detached garage is perfect for sheltered parking in the winter and also offers storage space in the attic. This is a fantastic opportunity for first time buyers or those looking to expand their investment portfolio to own a meticulously maintained property in one of Calgary's oldest neighbourhoods. Book your showing today!