

# \$534,500 - 2008 41 Street Se, Calgary

MLS® #A2207997

## \$534,500

5 Bedroom, 3.00 Bathroom, 1,141 sqft  
Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

This half duplex is fully renovated /remodled a year ago . It has new furnaces , hot water Tank , all electric , new roof , new appliances with legal suite bylaws built up illegal suite . The illegal suite is rented out which will be big time mortgage helper with 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 with mortgage helper independent illegal bigger suite .



Built in 1977

## Essential Information

MLS® #	A2207997
Price	\$534,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,141
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached

Style	Bi-Level, Side by Side
Status	Active

### Community Information

Address	2008 41 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1C6

### Amenities

Parking Spaces	2
Parking	Alley Access, Parkade, Stall

### Interior

Interior Features	Chandelier, Kitchen Island, No Animal Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Sep. HVAC Units
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 8th, 2025
Days on Market	12
Zoning	RCG

### Listing Details

Listing Office	Save Max Real Estate Inc.
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