

# \$625,000 - 1740 41 Street Ne, Calgary

MLS® #A2195586

## \$625,000

5 Bedroom, 3.00 Bathroom, 1,183 sqft  
Residential on 0.12 Acres

Rundle, Calgary, Alberta

Welcome to this fabulous well-maintained bi-level located in the heart of the family-friendly Rundle community. The home has 5 bedrooms—3 on the main level and 2 below grade—offering plenty of space for a growing family. The main floor is equipped with a 4-piece bathroom, a 2-piece ensuite together with a 3-piece bathroom on the lower level. The home has been updated throughout the years, including a wet bar on the lower level, and 2 gas fireplaces one up and one down, plus many others features. There is an oversized parking area, with security lighting in the rear, off of a paved alley, great for parking an RV or 3 vehicles. The neighbourhood has a day park only 3 houses away from this fine home. There are also numerous schools in the area with an elementary school at the end of the block. Sunridge Mall is close by, along with numerous other local shopping choices. You are within walking distance of public transportation (LRT and buses), making commuting easy.

Built in 1975

## Essential Information

MLS® #	A2195586
Price	\$625,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,183
Acres	0.12
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1740 41 Street Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2L5

### **Amenities**

Parking Spaces	3
Parking	Off Street, Outside, Parking Pad, Plug-In

### **Interior**

Interior Features	Bar, Ceiling Fan(s)
Appliances	Dishwasher, Electric Oven, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas, Fireplace Insert
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 20th, 2025
Days on Market	41
Zoning	R-C1

## **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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