

# \$898,898 - 2815 41 Street Sw, Calgary

MLS® #A2209358

**\$898,898**

5 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

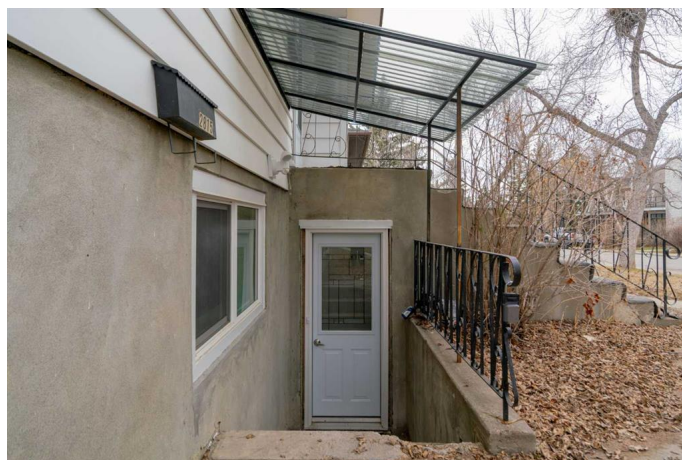
2815 41 Street SW | Raised Bungalow Blends Classic Charm With Modern Upgrades, Nestled In The Highly Sought-After Community Of Glenbrook | Prime RCG 50' x 120' Lot | Situated On A Quiet Mature Street | Solid 1960's Home Featuring Bright Main Floor With Large Windows, Original Hardwood, Thoughtful Updates | Brand New Lower 2 Bedroom Suite (\$140K Insurance Claim) With All City Permits | Front Private Entrance | A Smart Investment Property & Prime Land Redevelopment | Enjoy Your Huge West Exposed Private Backyard | Double Detached Garage & Extra Parking | No Interior Pictures Of Tenant Occupied Upper Main Floor | Situated In The Vibrant & Family-Friendly Neighborhood Of Glenbrook | Close To Top-Rated Schools, Parks, & The Shopping & Dining Hubs Along Richmond Road & Signal Hill/West Hills Shopping Centre | Easy Commute To Downtown | Glenbrook Is Renowned For Its Community Spirit & Convenient Amenities | Easy Access To The C-Train, Grocery Stores, & Local Shops | Quick Access to Stoney Trail & Sarcee Trail | This Home Offers The Perfect Combination Of Style, Function, & Location.

Built in 1960

## Essential Information

MLS® # A2209358

Price \$898,898



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,096
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2815 41 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3K7

### Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding

Foundation	Poured Concrete
------------	-----------------

### **Additional Information**

Date Listed	April 10th, 2025
-------------	------------------

Days on Market	36
----------------	----

Zoning	R-CG
--------	------

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.