



THE
A-TEAM

**RE/MAX
FIRST**

1740 41 Street, Calgary T1Y 2L5

MLS®#: **A2195586**

Area: **Rundle**

Listing **02/20/25**

List Price: **\$625,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area

Abv Sqft: **1,182**

Low Sqft:

Ttl Sqft: **1,182**

Lot Information

Lot Sz Ar: **5,295 sqft**

Lot Shape:

DOM

2

Layout

Beds: **5 (3 2)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Many Trees,Rectangular Lot**
Park Feat: **Off Street,Outside,Parking Pad,Plug-In**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace Insert,Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Range,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	7`0" x 4`3"
Bedroom - Primary	Main	11`9" x 10`8"
Bedroom	Main	11`9" x 9`11"
Foyer	Main	4`3" x 7`0"
Living Room	Main	15`3" x 13`11"
3pc Bathroom	Basement	5`4" x 6`7"
Bedroom	Basement	15`4" x 9`3"

Room	Level	Dimensions
4pc Bathroom	Main	7`0" x 7`0"
Bedroom	Main	10`4" x 9`5"
Dining Room	Main	12`1" x 9`7"
Kitchen With Eating Area	Main	13`10" x 13`3"
Mud Room	Main	4`3" x 4`1"
Other	Basement	5`9" x 6`7"
Laundry	Basement	8`0" x 9`3"

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**11' 4" x 9' 6"
8' 5" x 8' 7"**

Game Room

Basement

18' 3" x 13' 0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7510277

Zoning:
R-C1

Remarks

Pub Rmks:

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. 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 neighborhood has a day park only 3 houses away from this fine home. There are 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. The washer and dryer included with the home are in storage and will be set up prior to possession.

Inclusions:
Property Listed By:

**no additional goods
RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









1740 41 St NE, Calgary, AB

Main Floor Exterior Area 1182.28 sq ft
Interior Area 1128.03 sq ft



PREPARED: 2024/01/19

*White regions are excluded from total floor area in (G)USE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1009.40 sq ft
Interior Area 954.19 sq ft



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