



THE
A-TEAM

**RE/MAX
FIRST**

1708 41 Street, Calgary T1Y 2L5

MLS® #: **A2195946**

Area: **Rundle**

Listing Date: **02/21/25**

List Price: **\$630,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane, Few Trees, Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

1

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
Heating: **Central**
Sewer:
Ext Feat: **Dog Run, Garden, Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Oven, Refrigerator, Washer/Dryer**
Int Feat: **Laminate Counters, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **7510277**

Zoning: **R-CG**

Remarks

Pub Rmks: **Beautiful Bungalow on a quiet street close to all amenities within walking distance. Welcome to Rundle! With 3 bedrooms on the main floor with a cozy fireplace in**

the living room and a big open floor plan for all your gatherings on one level! In the basement, there is a one-bedroom illegal basement suite with a separate laundry room. At the back, you have a big green backyard and a double-car garage. The property is vacant and available for quick possession. This home is ideally located within walking distance to the LRT, schools and parks. It's also minutes from Sunridge Mall, shopping, and a hospital, and offers easy access to major routes. Book your showing today.

Inclusions:

Property Listed By:

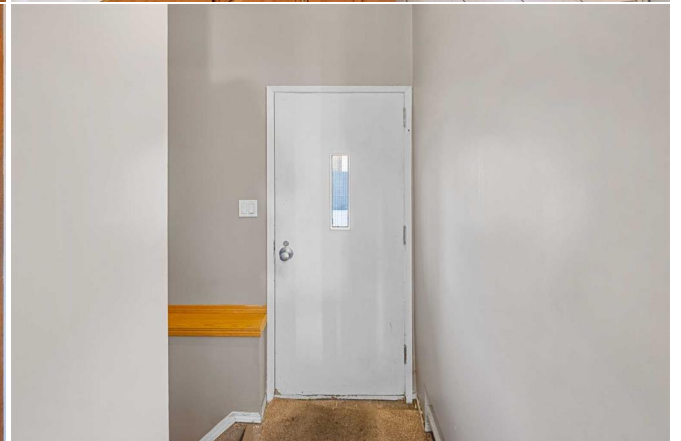
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eXp Realty

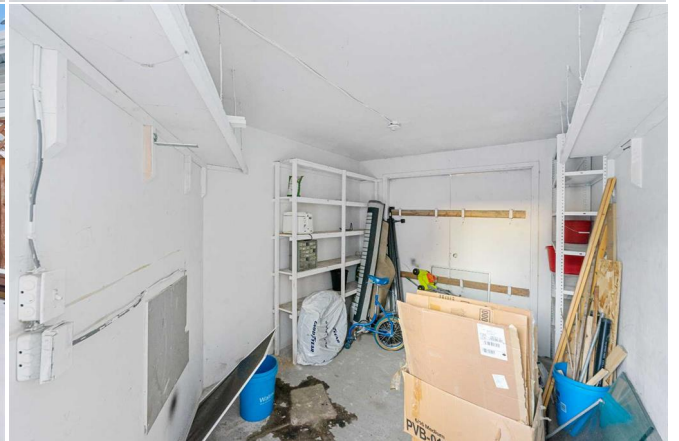
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





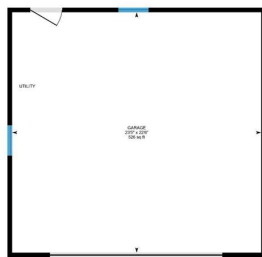








1708 41 St NE, Calgary, AB
Garage Exterior Area 305.30 sq ft



0 2 4 8

PREPARED: 2025/02/18

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

1708 41 St NE, Calgary, AB
Main Floor Exterior Area 1153.31 sq ft



0 3 6

PREPARED: 2025/02/18

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1708 41 St NE, Calgary, AB
Basement (Below Grade) Exterior Area 1063.49 sq ft



0 3 6

PREPARED: 2025/02/18

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