



## 1801 41 Street Calgary Alberta

\$517,500

EXCEPTIONAL VALUE IN AN UNBEATABLE LOCATION. Fantastic DETACHED property in the desirable Northwest neighbourhood of Montgomery. Situated on a quiet street, this charming bi-level offers 3 BEDROOMS, 1.5 BATHROOMS, with almost 1300 SQ.FT of total finished living space. On the main floor you will find a good-sized living room with WOOD-BURNING FIREPLACE, and large window overlooking the magnificent mature tree out front. The updated kitchen features white shaker-style cabinet doors, QUARTZ COUNTERTOPS, and STAINLESS STEEL APPLIANCES. The kitchen is open to the dining room with breakfast bar seating, and there is ample space for a large dining table. Patio doors lead out the back deck, with steps down to the private fenced yard. Perfect for indoor-outdoor flow whether bbqing, entertaining, kids, or pets. Also on this floor is a convenient half bathroom, foyer with front entry closet, and a spacious storage closet to keep life clutter-free. On the lower level you will find a bright and spacious master bedroom, two additional bedrooms, a large family bathroom with free-standing claw-foot tub with brick-style tiled walls. The laundry/mechanical room, and a good-sized storage room. \*\*\*This property is close downtown, University District, and Market Mall. With shopping, schools, amenities and transit on your doorstep. The Bow River pathway is minutes away making it ideal for running, biking, or walking. \*\*\*Plus, SELLER WILL CONSIDER PROVIDING A 'VENDOR TAKE BACK MORTGAGE' AT PRIME (5.95%) TO QUALIFIED BUYERS WITH A MINIMUM DOWNPAYMENT OF \$25,000 Whether you're a first-time buyer, investor, or looking for a family home, this property checks all the boxes! Check out the virtual tour, and contact your favorite Realtor today to book your showing. (id:6769)

Primary Bedroom 12.17 Ft x 11.92 Ft

Bedroom 7.83 Ft x 7.33 Ft

Bedroom 11.42 Ft x 7.92 Ft

4pc Bathroom 7.83 Ft x 7.25 Ft

Storage 9.75 Ft x 5.75 Ft

Laundry room 7.08 Ft x 6.17 Ft

Living room 16.33 Ft x 12.00 Ft

Kitchen 9.00 Ft x 8.67 Ft

Dining room 14.42 Ft x 8.92 Ft

2pc Bathroom 5.50 Ft x 5.50 Ft

Listing Presented By:



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