



## 3725 41 Street Calgary Alberta

\$545,000

For the first time in 20+ Years, this Glenbrook gem is hitting the market. After more than 45 years of care from the same owners, it's now ready for its next chapter. The front and back gardens are truly special, filled with decades of care and thriving perennials. This 3-bedroom, 2-bathroom semi-detached home sits in one of Calgary's most convenient locations, close to Mount Royal University, parks, schools, shopping, and more. Inside, you'll find a warm and functional layout with over 1,000 sq ft of above grade living space, full of original charm yet upgraded where it counts. Recent improvements include a brand new roof and heated eavestroughs, a new high-efficiency furnace, new hot water tank, new windows, new flooring, and fresh paint throughout. There's a separate side entrance, and every major component has been thoughtfully updated over the years. This is a rare opportunity to own a home that feels grounded, genuine, and full of potential. Call your favorite realtor to book a private showing today. (id:6769)

Bedroom 9.42 Ft x 12.83 Ft  
 Bedroom 9.42 Ft x 12.92 Ft  
 2pc Bathroom 5.25 Ft x 7.83 Ft  
 Bedroom 18.83 Ft x 14.58 Ft  
 Laundry room 7.00 Ft x 7.17 Ft  
 Storage 18.92 Ft x 23.83 Ft

Furnace 5.67 Ft x 11.00 Ft  
 4pc Bathroom 8.00 Ft x 8.25 Ft  
 Dining room 11.33 Ft x 13.42 Ft  
 Kitchen 7.58 Ft x 14.00 Ft  
 Living room 13.25 Ft x 13.17 Ft

Listing Presented By:



Originally Listed by:  
 eXp Realty

<https://austinbrezinski.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca