



## 2001 41 Street Calgary Alberta

\$600,000

Great Investment Opportunity for Redevelopment. Situated on a 50'x122' corner lot zoned R-CG, this renovated 5-bedroom home offers incredible potential for redevelopment or as a great long-term investment. This property is loaded with upgrades and move-in ready for new owners. Key Features: 5 Bedrooms - 3 large bedrooms on the main and upper levels. 2 Kitchens - Beautifully renovated kitchens (2020) upstairs and downstairs. Separate Illegal Suite - Lower level with a walk-up entrance featuring 2 bedrooms, a 3-piece bathroom, and separate laundry - perfect for rental income potential. Recent Upgrades - Vinyl windows, high-efficiency furnace (2012), roof and eaves-trough (2016), and new vinyl flooring throughout. Spacious Layout - Enjoy a massive living room, open-concept kitchen/dining area, and private laundry on the main and upper levels. Prime Location - Centrally located, just steps away from grocery stores, schools, and major transit routes. Perfect for families, renters, or future redevelopment. This property offers the best of both worlds: a solid, updated home with great holding value and the potential for future growth and development. A must-see for investors or homeowners looking for an exceptional location with long-term value. (id:6769)

Bedroom 13.17 Ft x 12.33 Ft

Other 22.25 Ft x 15.42 Ft

Bedroom 14.83 Ft x 9.92 Ft

Primary Bedroom 14.83 Ft x 9.92 Ft

Living room 20.42 Ft x 17.83 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Other 19.08 Ft x 17.25 Ft

Bedroom 12.00 Ft x 9.17 Ft

Bedroom 11.67 Ft x 9.25 Ft

3pc Bathroom Measurements not available

Laundry room Measurements not available

Listing Presented By:



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**RE/MAX Realty Professionals**

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