



2216 41 Street Calgary Alberta

\$535,000

This is the one you've been waiting for - whether you're an investor, developer, or a young family looking to live up and rent down! The possibilities are endless with this fantastic home on a 50' x 120' lot, featuring a SEPARATE ENTRANCE, an ILLEGAL SUITE, and an OVERSIZED HEATED GARAGE. As you browse through the listing photos, see if you can spot Master Chief hiding in the home - it's like a game of 'Where's Waldo?', but with a nerdy twist! Recent updates to the home include a NEWER DECK, modern VINYL PLANK FLOORING on the main level, as well as a NEWER FURNACE & HOT WATER TANK, ensuring peace of mind for years to come with minimal maintenance. The main floor offers two generously sized bedrooms, making it a great option for a growing family. Downstairs, the large, fully separate living space is perfect for teenagers, guests, extended family, or even renters - the private entrance offers ultimate convenience and privacy. The spacious yard is a standout feature, offering a secure, fenced area with plenty of grass space - perfect for pets and children to play safely. LOCATION, LOCATION, LOCATION! Nestled in a quiet community, yet just minutes from International Ave, 36th St, and 52nd St, you'll enjoy easy access to the city. Plus, you're less than a 10-minute walk from schools, playgrounds, and a variety of shops and restaurants - everything you need is right at your doorstep. Don't miss your chance to see this incredible property in person. Contact your favorite Realtor today to schedule a private showing! (id:6769)

Bedroom 10.60 Ft x 8.27 Ft
Bedroom 8.50 Ft x 11.75 Ft
3pc Bathroom 4.33 Ft x 11.09 Ft
Kitchen 14.34 Ft x 21.65 Ft
Laundry room 7.15 Ft x 6.76 Ft
Furnace 7.09 Ft x 8.60 Ft
Living room 12.83 Ft x 14.50 Ft

Kitchen 9.74 Ft x 13.58 Ft
Foyer 5.09 Ft x 10.33 Ft
Dining room 10.17 Ft x 10.43 Ft
Primary Bedroom 12.01 Ft x 11.91 Ft
Bedroom 9.74 Ft x 9.74 Ft
4pc Bathroom 9.84 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca