



## 2219 41 STREET SE

- ✓ 3 Bedrooms
- ✓ Finished Basement
- ✓ Side Entry leading to the Basement
- ✓ Electrical and Plumbing Upgrades
- ✓ Siding and Windows Updated around 2010
- ✓ 3 Car Garage, RV Pad, Front Driveway
- ✓ New Fence and Renovated Inside

# 2219 41 Street Calgary Alberta

\$525,000

This home is an ideal choice for first-time home buyers, anyone ready to move up, or anyone starting their Calgary journey. This well cared for bungalow offers a comfortable family layout with three bedrooms on the main level and the FINISHED BASEMENT adds even more room to live and entertain. Enjoy peace of mind with major updates already completed -- including comprehensive PLUMBING improvements with fully RENOVATED main BATHROOM, new lower-level vanity, fresh paint in key living areas, and a NEW FENCE, all within completed within the last 12 months. WINDOWS, SIDING, and ELECTRICAL panel were upgraded around 2010 bringing efficiency and long-term value to the home. Step outside and discover what truly sets this property apart: oversized TRIPLE-CAR garage, additional RV PARKING PAD, plus front parking pad. The yard comes with a fire pit, HOT TUB equipped with an automated cover and privacy screens, and a PLAYGROUND set for the kids. Located in one of Calgary's most connected and amenity-rich communities, you're close to schools, public transit to downtown and LRT connections, and a fantastic mix of shops, services, parks, sports facilities, plus the local swimming pool and library. Everything you need for family oriented and convenient lifestyle is right at your doorstep. A property with this much outdoor space, parking, and family-friendly function at this price point is truly hard to find. Move-in ready and full of potential -- WELCOME HOME. (id:6769)

Family room 37.83 Ft x 10.58 Ft

Office 11.83 Ft x 11.17 Ft

3pc Bathroom 6.17 Ft x 10.33 Ft

Primary Bedroom 11.75 Ft x 9.25 Ft

4pc Bathroom 7.42 Ft x 9.33 Ft

Other 14.83 Ft x 9.33 Ft

Bedroom 9.00 Ft x 9.92 Ft

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Listing Presented By:



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