



## 3316 41 Street Calgary Alberta

\$979,900

This two-story 4 bedroom, 3 1/2 bath features over 2650 sq/ft of livable space and one thing most duplexes nowadays do not have.....an upper floor bonus room. With two sky lights that adds tons of natural light, this rare bonus room is perfect for entertaining or relaxation. Nestled in the community of Glenbrook, this beautiful duplex features a bright colour scheme accentuated with oak engineered hardwood flooring, high end finishing, upgraded carpeting, a large luxurious ensuite off the master bedroom, high ceilings giving an open feeling, and dual sliding doors leading out to a large deck so you can enjoy those warm summer evenings. If location is what you're looking for then this is the home for you...minutes from downtown, minutes from the shopping and restaurants of Signal Hill Shopping Centre yet, uniquely located so you can quickly get out of town and head west to enjoy the mountains. (id:6769)

Primary Bedroom 13.83 Ft x 14.08 Ft

Bedroom 9.67 Ft x 10.25 Ft

Bedroom 9.67 Ft x 9.92 Ft

Bonus Room 9.00 Ft x 13.00 Ft

Laundry room 5.33 Ft x 8.25 Ft

5pc Bathroom Measurements not available

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Other 2.83 Ft x 5.25 Ft

Recreational, Games room 18.75 Ft x 18.92 Ft

Bedroom 11.83 Ft x 12.42 Ft

Furnace 6.67 Ft x 13.50 Ft

3pc Bathroom Measurements not available

Other 4.83 Ft x 6.58 Ft

Kitchen 11.08 Ft x 17.08 Ft

Dining room 13.75 Ft x 14.00 Ft

Living room 13.83 Ft x 19.42 Ft

Other 4.50 Ft x 9.83 Ft

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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