

# \$472,900 - 2618 41 Street Se, Calgary

MLS® #A2229291

**\$472,900**

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.13 Acres

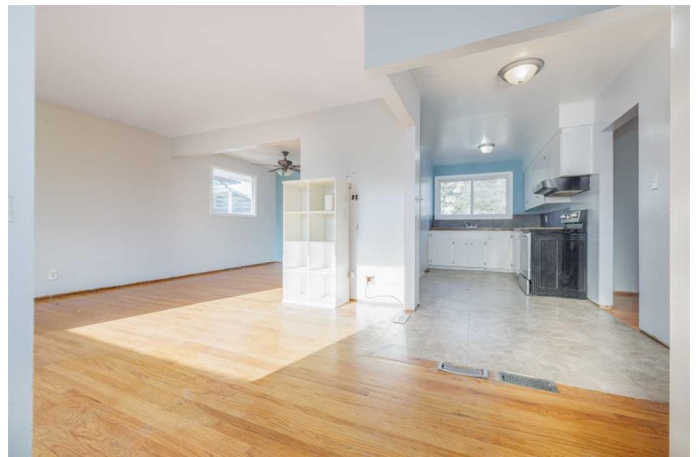
Forest Lawn, Calgary, Alberta

| 4 BEDS | 2 BATHS | SEPARATE ENTRANCE | Convenient Location! | Welcome to this 4-bedroom, 2-bathroom bungalow in the community of Forest Lawn! The main level is bright and welcoming, with large windows that fill the space with natural light. The living area flows into the kitchen and dining space, creating a comfortable and open layout. You'll also find three good-sized bedrooms and a full 4-piece bathroom on this level. The basement features its own separate entrance, along with a spacious living area, kitchen, fourth bedroom, and a full 4-piece bathroom for added convenience. Outside, enjoy a spacious front and backyard with a patio. Located close to schools, shopping, transit, and more. Don't miss out! Call your favourite agent to book a showing today!

Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229291    |
| Price          | \$472,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,053       |
| Acres          | 0.13        |
| Year Built     | 1958        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2618 41 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1E1           |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dryer, Electric Stove, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite                 |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Lane, Rectangular Lot, Level |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Frame                        |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | R-CG            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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