2008 41 Street SE

Calgary | Active | MLS® A2337840

$529,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1977**	**1,140.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

This half duplex is fully renovated /remodled IN 2023 AND HAVING LEGAL SUITE . It has new furnaces , hot water Tank , all electric , new roof , new appliances with legal suite . The main level & legal suite is rented out which will be a big time mortgage helper and mortgage qualification . It has own independent entry and privacy . The community is getting vibrant with all around new construction projects going on for rental units potential . The property is close to all amenities like bus route , no frills , KFC and many more close to International Avenue and 10 minutes drive to down town to join a work force and enjoy the down town life . Do not miss to occupy to merge in a vibrant community . The 2006-41 Street SE is not listed but buyer can buy AS A full plex . The RMS are taken from last listing , There is no alteration after the last listing .

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337840
Bedrooms	5
Bathrooms	3
Year Built	1977
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	1,140.5 sq. ft.
Main Level Finished Area:	1,140.5 sq. ft.
Below Grade Finished Area:	947 sq. ft.
Lot Area:	3,200 sq. ft.

Lot Frontage:	31'11 7/8 "
Front Exposure:	West
Floor Location:	Top
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1977 (Age: 49)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2425AC
Electricity:	100 Amp Service
Heating:	Central, Natural Gas
Basement:	Full, Finished, Other, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	Central Air

Fireplaces:	0
Water Supply:	Public
Sewer:	Public Sewer
Utilities:	Cable Available, Electricity at Lot Line
Garage:	No
Parking:	Off Street, Outside
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, In Hall
City Quadrant:	Southeast
Community:	Forest Lawn
Appliances:	Dishwasher, Dryer, Electric Range, Refrigerator
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Bedroom - Primary · 11'1" × 10'6" ·
Main Floor	Bedroom · 9'5" × 8'9" ·
Main Floor	Bedroom · 10'5" × 8'1" ·
Main Floor	Laundry · 7'5" × 4'10" ·
Main Floor	Entrance · 3'11" × 3'4" ·
Main Floor	Kitchen · 12'5" × 11' ·
Main Floor	Dining Room · 10'3" × 9'9" ·
Main Floor	Kitchen · 20'3" × 10'5" ·
Main Floor	Balcony · 17'1" × 5'4" ·
Basement	Bedroom · 12' × 9'2" ·
Basement	Bedroom · 12'2" × 9'7" ·
Basement	Office · 7' × 7' ·

Basement	Laundry · 5'8" × 3'10" ·
Basement	Kitchen · 10'6" × 9'11" ·
Basement	Dining Room · 11'8" × 9' ·
Basement	Flex Space · 14'9" × 10'10" ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	Breakfast Bar, Chandelier, Closet Organizers
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	RCG
Listed Date:	Aug 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2008-41-street-se-calgary-a2337840/

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