

\$600,000 - 2001 41 Street Se, Calgary

MLS® #A2204066

\$600,000

5 Bedroom, 2.00 Bathroom, 1,505 sqft
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Great Investment Opportunity for
Redevelopment.

Situated on a 50'x122' corner lot
zoned R-CG, this renovated 5-bedroom home
offers incredible potential for redevelopment or
as a great long-term investment. This property
is loaded with upgrades and move-in ready for
new owners.

Key Features:

5 Bedrooms – 3 large bedrooms on the main
and upper levels.

2 Kitchens – Beautifully renovated kitchens
(2020) upstairs and downstairs.

Separate Illegal Suite – Lower level with a
walk-up entrance featuring 2 bedrooms, a
3-piece bathroom, and separate laundry –
perfect for rental income potential.

Recent Upgrades – Vinyl windows,
high-efficiency furnace (2012), roof and
eaves-trough (2016), and new vinyl flooring
throughout.

Spacious Layout – Enjoy a massive living
room, open-concept kitchen/dining area, and
private laundry on the main and upper levels.

Prime Location – Centrally located, just
steps away from grocery stores, schools, and
major transit routes. Perfect for families,
renters, or future redevelopment.

This property offers the best of both worlds: a
solid, updated home with great holding value
and the potential for future growth and
development. A must-see for investors or
homeowners looking for an exceptional



location with long-term value.

Built in 1962

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2204066 |
| Price | \$600,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,505 |
| Acres | 0.14 |
| Year Built | 1962 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2001 41 Street Se |
| Subdivision | Forest Lawn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2B1C5 |

Amenities

| | |
|----------------|--------------------------------------|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Separate Entrance |
| Appliances | Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Refrigerator, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |

Basement Exterior Entry, Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2025

Days on Market 12

Zoning R-CG

Listing Details

Listing Office Synterra Realty

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