

# \$575,000 - 1771 41 Street Ne, Calgary

MLS® #A2216917

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,088 sqft

Residential on 0.11 Acres

Rundle, Calgary, Alberta

This spacious and well-maintained bungalow is located in the heart of Rundle, one of Calgary's most established and family-friendly communities. Offering four bedrooms and a functional layout, this home is ideal for families, first-time buyers, or investors seeking strong potential for future income. The main floor features a bright living room with large windows, a cozy dining area, and a practical kitchen with plenty of storage. Three good-sized bedrooms and a full bathroom complete the upper level.

The fully developed basement adds flexibility, with a large rec room, an additional bedroom, full bathroom, as well as two additional bonus rooms, excellent for use as office space, hobby rooms, or additional living space and a private side entrance—making it well-suited for a future legal secondary suite (subject to city approval). Whether you need space for extended family or are considering rental income, the layout offers excellent versatility.

Outside, the home features a large fenced backyard with room for play, gardening, or summer entertaining, along with a rear parking pad and potential for a garage. Located close to schools, parks, shopping, transit, and the LRT, this home combines everyday convenience with long-term value in a well-connected neighborhood.

Built in 1975



## Essential Information

MLS® #	A2216917
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,088
Acres	0.11
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1771 41 Street Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2L4

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Kitchen Island, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.