

# \$599,000 - 1727 41 Street Ne, Calgary

MLS® #A2236960

**\$599,000**

4 Bedroom, 5.00 Bathroom, 1,189 sqft

Residential on 0.12 Acres

Rundle, Calgary, Alberta

Investment opportunity in Rundle!! Home comes with all contents valuing \$15,000-20,000 including multiple marble statues and many antiques. This home sits on a large corner lot and features 4 bedrooms and 5 bathrooms with large yard space, fully finished basement and double detached garage. The home is very unique and perfect for someone looking for a great investment opportunity on a quiet street. Only a short drive to Sunridge mall, Stoney and Deerfoot, and walking distance to school and public transit this home is in a great location with lots to offer. Complete inventory list of valuable items in the home available. Book your private showing before it's gone.

Built in 1975

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2236960      |
| Price          | \$599,000     |
| Bedrooms       | 4             |
| Bathrooms      | 5.00          |
| Full Baths     | 5             |
| Square Footage | 1,189         |
| Acres          | 0.12          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1727 41 Street Ne |
| Subdivision | Rundle            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 2L4           |

## Amenities

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

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Oven, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden                        |
| Lot Description   | Back Lane, Corner Lot, Garden |
| Roof              | Asphalt                       |
| Construction      | Stone, Vinyl Siding           |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | R-CG           |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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