

\$570,000 - 2219 41 Street Se, Calgary

MLS® #A2262307

\$570,000

3 Bedroom, 2.00 Bathroom, 959 sqft
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

For more information, please click the "More Information" button.

Just 15 minutes from downtown and conveniently close to amenities, public and Catholic schools, and public transportation, this well-maintained single-family bungalow with a finished basement has been upgraded multiple times over the years. It features 3 bedrooms, 2 bathrooms, a spacious recreational room, and a bonus room currently used as a second living area which could easily be converted to a 4th bedroom. The side entrance has a second doorway where a door could be installed to enhance privacy, allowing the basement to be further renovated. Renovations and upgrades to the home include new windows, siding, shingles, and flooring completed between 2010 and 2012. The kitchen was updated in 2016 to enhance functionality, adding a pantry, spice cupboard, and improved appliance layout. The lower-level bathroom was renovated in 2017, and the main floor bathroom was completely redone in 2025, transformed from a 3-piece to a 4-piece with a deep tub and walk-in shower. During this renovation, all plumbing throughout the home, including the main stack, was upgraded. The fence was replaced over 2023-2024. The flooring remains in excellent condition, having been protected by area rugs. All appliances have been recently purchased and are stainless steel, with the washer and dryer featuring Wi-Fi connectivity. An oversized, heated 2½-car garage (745 sq.



ft.) was added to the property, fully insulated with a plywood interior and equipped with a double automatic door and a single manual door. At that time, the main electrical panel was upgraded from 45 to 100 amps. The property also offers excellent parking options, including a front driveway with a sloped curb and a rear RV pad that comfortably accommodates both a 15 ft and a 30 ft trailer. The garage provides ample space for a small truck, large truck, car, and additional equipment. The property also has an optional salt water hot tub with an automated cover inclusive of privacy screens and lights.

Built in 1957

Essential Information

MLS® #	A2262307
Price	\$570,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2219 41 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1C8

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Pa
# of Garages	2

Interior

Interior Features	Laminate Counters, Vinyl W
Appliances	Dishwasher, Electric Stove, Hood Fan, Refrigerator, Was
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Ci Interior Lot, Landscaped, Lighting, Few Trees, Gentle S
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Other



Additional Information

Date Listed	October 4th, 2025
Days on Market	24
Zoning	R-CG

Listing Details

Listing Office	Easy List Realty
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