

# \$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	1
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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