

# \$499,000 - 3725 41 Street Sw, Calgary

MLS® #A2259985

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Cleaned, painted, and fully refreshed, this Glenbrook semi-detached features 3 bedrooms, 2 bathrooms, and over 1,000 sq ft above grade, blending original charm with key updates throughout. The layout is bright and functional, with spacious living areas, large bedrooms, and a separate side entrance offering flexibility for future development or suite potential. Major upgrades already completed include a new roof with heated eavestroughs, updated windows, a high-efficiency furnace, and a newer hot water tank providing peace of mind for years to come. The front and back gardens are beautifully landscaped with mature perennials, creating a peaceful outdoor retreat. Located in one of Calgary's most accessible neighbourhoods near Mount Royal University, parks, schools, shopping, and transit. Priced below the city-assessed value, this home offers an exceptional opportunity for first-time buyers, downsizers, or investors looking for strong long-term value. Book your showing today!

Built in 1962

## Essential Information

MLS® #	A2259985
Price	\$499,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,108
Acres	0.07
Year Built	1962
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 1 and Half Storey
Status	Active

### Community Information

Address	3725 41 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3L6

### Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Off Street, On Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Native Plants, Private, See Remarks, Gazebo
Roof	Asphalt Shingle, See Remarks
Construction	Brick, Concrete, Stucco, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 25th, 2025  
Zoning                              R-CG

**Listing Details**

Listing Office                      eXp Realty

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