

\$600,000 - 2001 41 Street Se, Calgary

MLS® #A2204066

\$600,000

5 Bedroom, 2.00 Bathroom, 1,505 sqft
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Great Investment Opportunity for
Redevelopment.

Situated on a 50'x122' corner lot
zoned R-CG, this renovated 5-bedroom home
offers incredible potential for redevelopment or
as a great long-term investment. This property
is loaded with upgrades and move-in ready for
new owners.

Key Features:

5 Bedrooms – 3 large bedrooms on the main
and upper levels.

2 Kitchens – Beautifully renovated kitchens
(2020) upstairs and downstairs.

Separate Illegal Suite – Lower level with a
walk-up entrance featuring 2 bedrooms, a
3-piece bathroom, and separate laundry –
perfect for rental income potential.

Recent Upgrades – Vinyl windows,
high-efficiency furnace (2012), roof and
eaves-trough (2016), and new vinyl flooring
throughout.

Spacious Layout – Enjoy a massive living
room, open-concept kitchen/dining area, and
private laundry on the main and upper levels.

Prime Location – Centrally located, just
steps away from grocery stores, schools, and
major transit routes. Perfect for families,
renters, or future redevelopment.

This property offers the best of both worlds: a
solid, updated home with great holding value
and the potential for future growth and
development. A must-see for investors or
homeowners looking for an exceptional



location with long-term value.

Built in 1962

Essential Information

MLS® #	A2204066
Price	\$600,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,505
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	2001 41 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1C5

Amenities

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

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, ENERGY STAR Qualified Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full, Exterior Entry, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Rectangular Lot, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2025

Days on Market 6

Zoning R-CG

Listing Details

Listing Office Synterra Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.