

# \$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 10

Zoning R-CG

## Listing Details

Listing Office Synterra Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.