

# \$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	Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

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

Basement Exterior Entry, Full, Suite

## Exterior

Exterior Features Private Yard

Lot Description Back Lane, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 21st, 2025

Days on Market 18

Zoning R-CG

## Listing Details

Listing Office Synterra Realty

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