

# \$579,900 - 4736 41 Avenue Sw, Calgary

MLS® #A2232047

## \$579,900

4 Bedroom, 2.00 Bathroom, 1,034 sqft  
Residential on 0.13 Acres

Glamorgan, Calgary, Alberta

Situated on a spacious 50' x 110' lot and ideally located next to a green space, this bungalow in the desirable community of Glamorgan offers an excellent opportunity for renovation or redevelopment. With a prime location close to schools, shopping, and all amenities, this property combines potential with convenience.

The main floor features three bedrooms, a four-piece bathroom, a functional kitchen, and a bright living room, providing a solid foundation for a modern update. The fully developed basement includes an additional bedroom, a large recreation room, a three-piece bathroom, a generous laundry area, and plenty of storage space.

Whether you're looking to renovate, invest, or build your dream home, this property is full of possibilities in one of Calgary's established neighbourhoods.

Built in 1971

## Essential Information

MLS® #	A2232047
Price	\$579,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,034



Acres	0.13
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4736 41 Avenue Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1H1

### **Amenities**

Parking Spaces	1
Parking	See Remarks, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Bar
Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Gentle Sloping, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office                    eXp Realty

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