

# \$575,000 - 1771 41 Street Ne, Calgary

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MLS® #A2216917

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,088 sqft  
Residential on 0.11 Acres

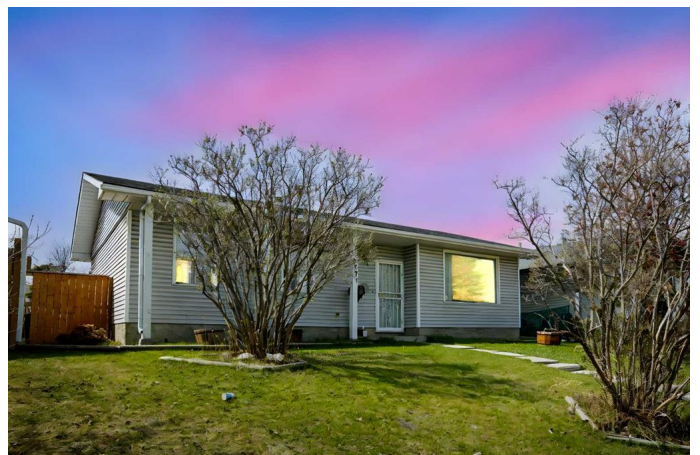
Rundle, Calgary, Alberta

This spacious and well-maintained bungalow is located in the heart of Rundle, one of Calgary's most established and family-friendly communities. Offering four bedrooms and a functional layout, this home is ideal for families, first-time buyers, or investors seeking strong potential for future income. The main floor features a bright living room with large windows, a cozy dining area, and a practical kitchen with plenty of storage. Three good-sized bedrooms and a full bathroom complete the upper level.

The fully developed basement adds flexibility, with a large rec room, an additional bedroom, full bathroom, as well as two additional bonus rooms, excellent for use as office space, hobby rooms, or additional living space and a private side entrance—making it well-suited for a future legal secondary suite (subject to city approval). Whether you need space for extended family or are considering rental income, the layout offers excellent versatility.

Outside, the home features a large fenced backyard with room for play, gardening, or summer entertaining, along with a rear parking pad and potential for a garage. Located close to schools, parks, shopping, transit, and the LRT, this home combines everyday convenience with long-term value in a well-connected neighborhood.

Built in 1975



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216917    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,088       |
| Acres          | 0.11        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1771 41 Street Ne |
| Subdivision | Rundle            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 2L4           |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Storage                                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Fire Pit                               |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 1             |
| Zoning         | R-CG          |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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