

# \$545,000 - 3725 41 Street Sw, Calgary

MLS® #A2224784

**\$545,000**

3 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

For the first time in 20+ Years, this Glenbrook gem is hitting the market. After more than 45 years of care from the same owners, it's now ready for its next chapter. The front and back gardens are truly special, filled with decades of care and thriving perennials. This 3-bedroom, 2-bathroom semi-detached home sits in one of Calgary's most convenient locations, close to Mount Royal University, parks, schools, shopping, and more. Inside, you'll find a warm and functional layout with over 1,000 sq ft of above grade living space, full of original charm yet upgraded where it counts. Recent improvements include a brand new roof and heated eavestroughs, a new high-efficiency furnace, new hot water tank, new windows, new flooring, and fresh paint throughout. There's a separate side entrance, and every major component has been thoughtfully updated over the years. This is a rare opportunity to own a home that feels grounded, genuine, and full of potential. Call your favorite realtor to book a private showing today.

Built in 1965

## Essential Information

MLS® #	A2224784
Price	\$545,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,018
Acres	0.07
Year Built	1965
Type	Residential
Sub-Type	Semi Detached
Style	1 and Half Storey, Side by Side
Status	Active

### Community Information

Address	3725 41 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3L6

### Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Off Street, Parking Pad, RV Access/Parking, On Street, Rear Drive

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Landscaped, Lawn, Low Maintenance Landscape, Private, See Remarks, Native Plants
Roof	Asphalt Shingle, See Remarks
Construction	Brick, Concrete, Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 29th, 2025

Days on Market            6

Zoning                        R-CG

### **Listing Details**

Listing Office                eXp Realty

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