

**3227 41 Street SE**  
**Calgary, Alberta**

**MLS # A2185432**



**\$534,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Just move in ready! Close to schools, shopping etc., you'll like the bright kitchen with its higher end cabinetry, a triple sink! and a natural gas stove. Two bedrooms up with a good size open living room and a 4 piece bathroom. Downstairs has just been all redone with a large Family / Rec room, 2 piece bathroom and a 3rd bedroom. All windows have been updated within the last few years, the roof shingles on both the house and garage were replaced approximately 6 years ago. West back yard has an upper deck and a ground level deck & lots of parking along with the double garage.