

**1736 41 Street NE**  
**Calgary, Alberta**

**MLS # A2209959**



**\$499,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Other, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

3 bedroom Bungalow single home on 16.1x30.46 M2 lot . .Separated entrance to 1 bedroom illegal suite