

# \$499,900 - 3725 41 Street Sw, Calgary

MLS® #A2243351

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,108 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 1962

## Essential Information

MLS® #	A2243351
Price	\$499,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,108
Acres	0.07
Year Built	1962
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	Parking Pad, Additional Parking, Alley Access, Off Street, On Street, Rear Drive, RV Access/Parking

### **Interior**

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

### **Exterior**

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

Foundation                Poured Concrete

### **Additional Information**

Date Listed                July 25th, 2025

Days on Market        47

Zoning                    R-CG

### **Listing Details**

Listing Office            eXp Realty

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