

# \$595,000 - 2202 41 Street Se, Calgary

MLS® #A2204145

**\$595,000**

4 Bedroom, 2.00 Bathroom, 906 sqft  
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

**INVESTOR, BUILDER, AND DEVELOPER ALERT!** Don't miss out on this exceptional opportunity to own a rare corner lot with a back lane, measuring 50 x 121.99 ft (15.23 x 37.18 meters) and zoned RC-G in a highly sought-after area. The lot size is approximately 6,092 sq. ft. (571 m<sup>2</sup>) in total. Whether you're ready to develop or looking for a property to hold, this is the perfect investment!

This fantastic home offers incredible income potential with a LEGAL basement suite featuring a separate entrance for privacy and convenience. Upstairs, you'll find a spacious 2-bedroom, 1-bathroom layout, while the lower level offers a fully self-contained 2-bedroom, 1-bathroom — ideal for tenants or guests. Both units share access to a laundry area, adding extra convenience for the tenants.

Enjoy the bright and welcoming sunroom, perfect for year-round relaxation, and a large, beautifully landscaped yard providing plenty of space for outdoor activities. The oversized, heated garage offers additional storage or workspace.

The potential is limitless — you can apply for a Development Permit (DP) to build a 4-plex with legal suites, offering a total of 8 units (subject to City of Calgary approval). The location is prime, just 1 block from 17 Ave, putting you in the heart of a vibrant



neighborhood with close access to public transit, schools, restaurants, and shopping.

With huge growth potential and the opportunity for strong rental income, this is a fantastic buy, rent, and hold opportunity. Don't wait—secure your future development project in this prime area today!

Built in 1959

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204145    |
| Price          | \$595,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 906         |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2202 41 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1C7           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Additional Parking, Single Garage Detached, See Remarks |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite                                   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other                                  |
| Lot Description   | Back Lane, Rectangular Lot, Corner Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stucco, Wood Frame, Wood Siding        |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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