

# \$536,900 - 3725 41 Street Sw, Calgary

MLS® #A2243351

**\$536,900**

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     | \$536,900 |
| 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        | Additional Parking, Alley Access, Off Street, On Street, Parking Pad, RV Access/Parking, 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, Landscaped, Lawn, Low Maintenance Landscape, Private, See Remarks, Gazebo, Native Plants |
| Roof              | Asphalt Shingle, See Remarks                                                                                                       |
| Construction      | Brick, Concrete, Stucco, Wood Frame                                                                                                |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 25th, 2025

Days on Market            4

Zoning                        R-CG

### **Listing Details**

Listing Office                eXp Realty

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