

# \$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	Single Garage Detached, Additional Parking, 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, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 25th, 2025
Days on Market	15
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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