

# \$499,000 - 3725 41 Street Sw, Calgary

MLS® #A2259985

## \$499,000

3 Bedroom, 2.00 Bathroom, 1,108 sqft  
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Cleaned, painted, and fully refreshed, this Glenbrook semi-detached features 3 bedrooms, 2 bathrooms, and over 1,000 sq ft above grade, blending original charm with key updates throughout. The layout is bright and functional, with spacious living areas, large bedrooms, and a separate side entrance offering flexibility for future development or suite potential. Major upgrades already completed include a new roof with heated eavestroughs, updated windows, a high-efficiency furnace, and a newer hot water tank providing peace of mind for years to come. The front and back gardens are beautifully landscaped with mature perennials, creating a peaceful outdoor retreat. Located in one of Calgary’s most accessible neighbourhoods near Mount Royal University, parks, schools, shopping, and transit. Priced below the city-assessed value, this home offers an exceptional opportunity for first-time buyers, downsizers, or investors looking for strong long-term value. Book your showing today!



Built in 1962

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2259985  |
| Price     | \$499,000 |
| 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          | Side by Side, 1 and Half Storey |
| 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 |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Separate Entrance, Storage, Vinyl Windows |
| Appliances        | Electric Stove, Microwave, Refrigerator, Washer/Dryer                     |
| Heating           | High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas |
| 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, Native Plants, Private, See Remarks, Gazebo |
| Roof              | Asphalt Shingle, See Remarks                                                                                                       |
| Construction      | Brick, Concrete, Stucco, Wood Frame                                                                                                |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 25th, 2025  
Days on Market        3  
Zoning                      R-CG

**Listing Details**

Listing Office            eXp Realty

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