

4512 41 Avenue SW  
Calgary, Alberta

MLS # A2283757



**\$799,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Glamorgan                                       |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,069 sq.ft.                                    | <b>Age:</b>   | 1958 (68 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached                          |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Low Maintenance Landscape |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | None   |                   |      |

Welcome to 4512 41 Avenue SW, a beautifully maintained home in the heart of Glamorgan, offering timeless quality, space, and an unbeatable location. Set directly across from both public and Catholic elementary schools, with parks, playgrounds, and the community center just steps away, this is a home designed for everyday convenience and long-term comfort. Inside, the bright open-concept main floor features hardwood flooring throughout and a warm, inviting living room with a gas fireplace and large bow window that fills the space with natural light. The kitchen is thoughtfully designed with custom cabinetry, stainless steel appliances including a gas stove, and another bow window overlooking the yard—perfect for both daily living and entertaining. The spacious dining area easily accommodates family gatherings and celebrations. The main level offers two generous bedrooms, including a private primary retreat with a walk-in closet and a three-piece ensuite. The fully finished basement adds valuable living space with a large family room, an additional bedroom with its own walk-in closet—ideal for a teenager, guest, or home office—and another three-piece bathroom. Situated on an impressive 65 x 120 ft flat lot, the outdoor space is a standout feature. Enjoy a private, fully fenced backyard complete with raised garden beds, greenhouse, shed, RV parking, and a detached double garage with an updated door and opener. Whether you're gardening, entertaining, or simply relaxing, this yard offers endless possibilities. Freshly painted and move-in ready, this home is just a 10-minute walk to Mount Royal University, minutes from Westhills Shopping Centre, Glenmore Reservoir, and golf courses, with easy access to downtown and a smooth commute to the mountains. A rare opportunity to own a well-cared-for home in one of

Calgary's most established and connected communities. Book your private showing today.