

# \$535,000 - 2916 41 Street Se, Calgary

MLS® #A2219447

**\$535,000**

5 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

| EXTENSIVELY RENOVATED | 5 BED / 2 BATH | ILLEGAL SUITE | SEPARATE ENTRY & LAUNDRY | DOWNTOWN VIEWS | ACROSS GREEN SPACE | This exquisitely renovated bungalow in Dover seamlessly blends modern elegance with warm, inviting charm. Ideally situated across from a picturesque green space, the home boasts exceptional curb appeal with a fully redesigned exterior featuring white batten board siding, striking contrasts, and thoughtfully curated lighting that enhances its architectural beauty. Upon entry, you are welcomed into a breathtaking interior where contemporary design meets cozy sophistication. Rich wood tones complement a crisp white palette, creating an ambiance that is both refined and inviting. The expansive living area provides the perfect setting for entertaining, while luxury vinyl plank flooring flows effortlessly throughout. The custom-designed kitchen is a true showpiece, featuring timeless quartz countertops, a classic subway tile backsplash, and sleek white cabinetry. A stylish island, finished in a soft sage green, adds a touch of character and functionality. Premium stainless steel appliances complete this gourmet space, making it as practical as it is elegant. Conveniently, a dedicated laundry area is located just across from the kitchen. Down the hall, you will find three generously sized bedrooms, each thoughtfully designed with custom closets and large windows that invite an abundance of natural light. A beautifully



appointed four-piece bathroom showcases a custom vanity, modern fixtures, and a tiled tub with a window that brightens the space. The lower-level illegal suite offers a private, well-appointed living space. This bright and spacious retreat features a large living room, a stylishly designed kitchen, two well-proportioned bedrooms, and a contemporary bathroom with a stand-up shower. The illegal suite is complete with its own privatized entrance and laundry space. Outside, the expansive fenced yard and double parking pad provide both functionality and outdoor enjoyment. Ideally located in the heart of Dover, this exceptional home is located right across from schools, steps from the community center, and playgrounds. With easy access to downtown Calgary and the vibrant International Avenue, this property offers the perfect balance of convenience and lifestyle. Book your showing today!

Built in 1970

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219447    |
| Price          | \$535,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 910         |
| Acres          | 0.11        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2916 41 Street Se |
| Subdivision | Dover             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2B 1E4 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 6                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked                                                     |
| Heating           | Standard                                                                                                                       |
| Cooling           | None                                                                                                                           |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                          |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                 |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Landscaped |
| Roof              | Asphalt Shingle                                |
| Construction      | Wood Siding                                    |
| Foundation        | Poured Concrete                                |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 5             |
| Zoning         | R-CG          |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.