

# \$400,000 - 3231 41 Street Se, Calgary

MLS® #A2228164

**\$400,000**

3 Bedroom, 1.00 Bathroom, 599 sqft

Residential on 0.10 Acres

Dover, Calgary, Alberta

WELCOME to this IMMACULATE and Charming - AIR CONDITIONED - Detached Bi-Level, offering 1,119.49 Sq Ft of Developed space, Tons of UPGRADES, three Spacious Bedrooms, a Full Bathroom, on a 4197.93 Sq Ft lot in the Established Neighbourhood of DOVER. The CURB APPEAL starts w/Matured TREES, BUSHES/HEDGES, A Newly Built RETAINING Wall, a Tranquil Water Feature and a Gathering area leading you to the Front Door. Entering into the Foyer youâ€™re greeted with a BRIGHT + NEUTRAL interior with FRESHLY PAINTED walls, w/KNOCKDOWN Ceilings throughout the Main Floor + GORGEOUS Luxury Vinyl flooring. Up the stairs the Living Room is BRIGHT and AIRY with EXPANSIVE windows that flood the space with NATURAL Light. A perfect spot to UNWIND and COZY UP on the Couch for a Movie night! The Dining Room area that INVITES Dinners around the table, which also has a Patio door leading out to the Balcony facing WEST for those moments sitting outside watching the Sunset in the sky. The â€™Heart of the Homeâ€™ has recently been UPDATED w/WHITE Cabinetry, Stainless Steel Appliances, GRANITE SIL Sink, Countertops, + Tiled Backsplash. Downstairs features 3 GOOD-SIZED Bedrooms, including the PRIMARY Room, a newly UPDATED 4 pc Bath with FLOOR-TO-CEILING Tile + an LED Mirror, perfect for getting ready! UPGRADES to the House include a COMMERCIAL Grade Roof that was inspected and repaired (2019),



a NEW FENCE around the entire house, Furnace (2010), Newer Windows, Updated Kitchen + Updated Bathroom! The BACKYARD Completes the home - with the NEWLY Built Fence for added Privacy, this Huge yard is PERFECT for Yard Games and BBQs with Friends and Family! The PATIO space is Great to sit and relax, as you catch the sunset! DOVER, in Southeast Calgary, OFFERS Parks like Valleyview with Volleyball Courts and a Spray Park, SCHOOLS (public, Catholic, and private), EASY ACCESS to Shopping on International Avenue, NEARBY HEALTHCARE at Peter Lougheed Centre, and STRONG TRANSIT Connections - an IDEAL Family-Friendly, WELL-ROUNDED Community. Book Your Showing NOW!

Built in 1970

### Essential Information

MLS® #	A2228164
Price	\$400,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	599
Acres	0.10
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3231 41 Street Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2B 1E7

### **Amenities**

Parking Spaces 2  
Parking Off Street

### **Interior**

Interior Features Ceiling Fan(s), Laminate Counters, No Smoking Home, Master Downstairs, Recessed Lighting, Track Lighting, Vinyl Windows  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Private Yard, Storage  
Lot Description Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Treed  
Roof Rolled/Hot Mop  
Construction Wood Frame, Wood Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed June 11th, 2025  
Days on Market 2  
Zoning R-C1

### **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.