# \$899,000 - 704 47 Avenue Sw, Calgary

MLS® #A2232361

# \$899,000

3 Bedroom, 2.00 Bathroom, 1,200 sqft Residential on 0.12 Acres

Elboya, Calgary, Alberta

Welcome to this charming bungalow in the sought-after community of Elboya.

Thoughtfully updated and full of potential, this inviting 3-bedroom, 2-bathroom home is ideal for families, professionals, or those looking to downsize. Freshly painted throughout and featuring a bright, open-concept layout, it offers a double-car garage, generous storage, and a covered breezeway with gated access to the backyard. Recent updates include a fresh coat of paint, new LVP flooring, newer furnace, hot water tank, and shinglesâ€"providing added peace of mind for years to come. Step inside to a warm and welcoming living space, where natural light pours in. The main floor boasts luxury vinyl plank flooring, a beautifully renovated kitchen with stainless steel appliances and a cozy breakfast nook, a spacious living room, and a formal dining areaâ€"perfect for entertaining. Two bedrooms and a stylish 3-piece bathroom complete the main level. The fully finished lower level adds even more living space, featuring a third bedroom, a comfortable family room, a 4-piece bathroom with heated floors, and a laundry area. Nestled on a quiet, tree-lined street with wonderful neighbors, this home offers a peaceful retreat while being just minutes from Britannia Plaza, Chinook Centre, Stanley Park, and downtown. With easy access to Elbow Drive and Macleod Trail, commuting is a breeze. Excellent schools, parks, and local amenities are all close at hand. For developers or those dreaming of a







custom build, the property presents fantastic potential. Move in and enjoy, renovate further, or redevelopâ€"the possibilities are endless in this prime location.

#### Built in 1952

### **Essential Information**

MLS® # A2232361 Price \$899,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,200 Acres 0.12 Year Built 1952

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 704 47 Avenue Sw

Subdivision Elboya
City Calgary
County Calgary
Province Alberta
Postal Code T2S 1C8

## **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Granite Counters, No Smoking Home, See Remarks

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window

Coverings, Gas Range

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Exterior Features None

Lot Description Corner Lot, Landscaped, Front Yard, Lawn, Many Trees

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 37

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Complete Realty

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