



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**312 47 Avenue, Calgary T2S 1C2**

MLS®#: **A2163197**

Area: **Elboya**

Listing Date: **09/06/24**

List Price: **\$849,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1955**

Finished Floor Area

Abv Sqft: **1,110**  
Low Sqft:  
Ttl Sqft: **1,110**

Lot Information

Lot Sz Ar: **7,545 sqft**  
Lot Shape:

DOM

**12**  
Layout  
Beds: **2 (1 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Private,Sloped Up,Treed**  
Park Feat: **Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Beamed Ceilings,Bookcases,Closet Organizers,Crown Molding,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>10`5" x 5`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`5" x 12`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 11`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`1" x 11`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	
<b>Family Room</b>	<b>Lower</b>	<b>13`7" x 13`6"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`1" x 11`0"</b>
<b>Office</b>	<b>Lower</b>	<b>12`0" x 10`10"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-C1

Legal Desc:

357GU

Remarks

Pub Rmks:

**OPEN HOUSE SATURDAY SEPT 21st 1-3pm..Elegant and sophisticated Elboya bungalow that is loaded with renovations and upgrades. A larger than typical lot (7500 ft2) and many mature trees provide a beautiful and private setting. The spacious principal rooms are fabulous for entertaining. The living room enjoys a wood burning FP with slate surround (log lighter), coffered ceiling with recessed lighting, built-in shelving, and a south picture window. The dining room has a full wall of windows that overlook the rear yard and a pair of french doors to access the oversized deck. Renovated kitchen with modern flat-front cabinetry, stainless appliances plus stainless steel counters...perfect for the accomplished or aspiring Chef. Zen-like primary bedroom with large windows overlooking the rear yard and a huge walk-in-closet updated with California Closet fittings and main floor laundry. Spa-like bath with sliding door, sleek vanity, free-standing tub and large glass walk-in shower. The lower level has an open recreation-family room, bedroom, newer bath and an open office that could easily become a 3rd bedroom. Also a 2nd washer/dryer. Convenient and direct access into the oversized single attached garage which has lots of room for storage. Fully fenced yard with cameras in place for a security system. This location puts you close to major parks, the Elbow River pathway, walking distance to Britannia Plaza with shops and restaurants and minutes to downtown. Don't miss this special home....**

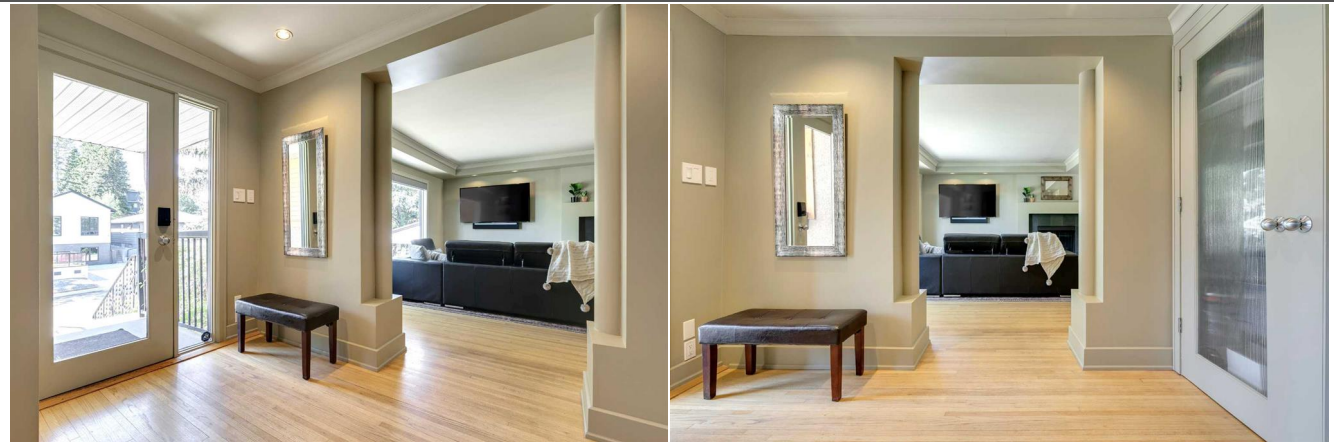
Inclusions:

**2nd washer, 2nd dryer, rack-box in lower level (no components, security cameras,**

Property Listed By:

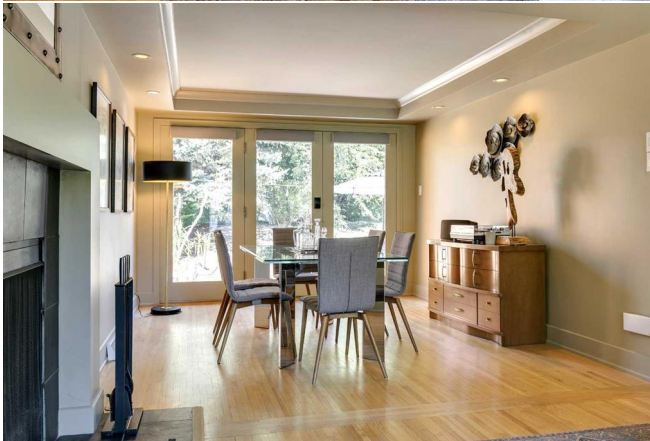
**Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



**Living Room and Entrance 2018**

- All new paint
- LED lights throughout with dimmer switches
- Fireplace vent repairs and cleaning
- New electronic blinds throughout Living/dining
- Central home network connection throughout house



**Kitchen 2013 - complete renovation**

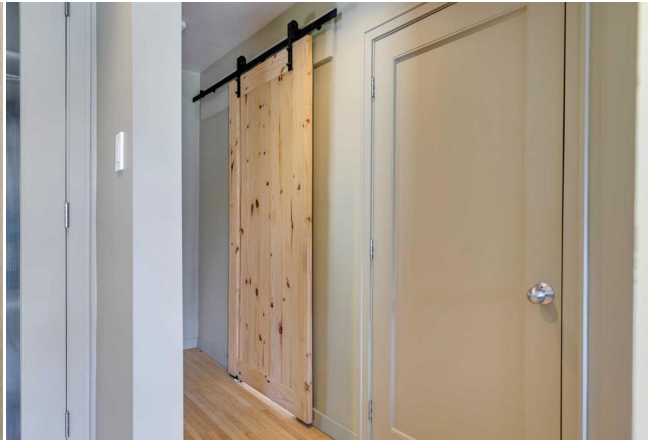
- New windows
- All new cabinetry and new appliances
- All electrical and plumbing
- Rough-in plumbing for coffee maker
- Ceiling / attic venting
- Thermostat (home automation)
- Natural gas stove with hood-fan
- Central audio speakers
- LED lights



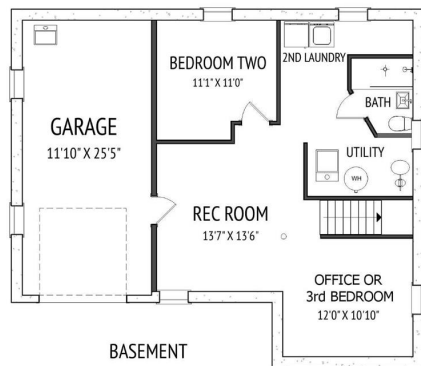


**Bedroom and Walk-in Closet 2016**  
 New paint throughout  
 New ceiling and LED pot lights  
 New electronic blinds in bedroom and closet  
 "California-Closet" cabinetry and fittings  
 New energy efficient stacking washer and dryer



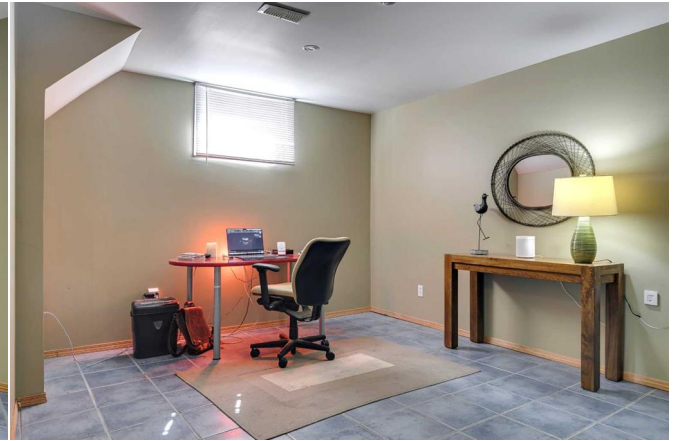


**Bathroom 2016 – complete renovation**  
 Gutted down to the studs  
 All brand new (tile, toilet, tub, shower, fixtures, vanity)  
 New plumbing and electrical  
 Heated floors (home automation thermostat)  
 Central audio speakers  
 LED lights with dimmer switches



**Basement 2017**  
 New electrical panel  
 New furnace  
 New hot water tank  
 New soft water system  
 New bathroom (toilet, sink, shower, glass, tile)  
 New paint throughout  
 New ceiling and LED pot lights  
 New light dimmer switches throughout basement





**Exterior**  
 New roof 2018  
 New eaves trough 2018  
 New chimney stack siding 2018  
 New electrical stack (connect lines to roof) 2018  
 New fence around the entire backyard 2014  
 New multi-tier deck  
 Surveillance system with 16 cameras 2016  
 New patio electrical  
 New natural gas lines for BBQ and patio heater

**Garage 2016**  
 New garage door and opener  
 New insulation and drywall  
 Garage furnace and thermostat



