

**340 46 Avenue, Calgary T2S 1B6**

MLS® #: **A2168759** Area: **Elboya** Listing Date: **09/27/24** List Price: **\$1,150,000**  
 Status: **Active** County: **Calgary** Change: **-\$50k, 05-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1954**  
Lot Information  
 Lot Sz Ar: **7,750 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,370**  
 Low Sqft:  
 Ttl Sqft: **1,370**

DOM

**9**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

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

Construction: **Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Portable Dishwasher,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 9`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>22`6" x 12`0"</b>
<b>Covered Porch</b>	<b>Main</b>	<b>19`0" x 14`0"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`0" x 7`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`6" x 12`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`6" x 9`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 7`4"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`0" x 4`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 10`0"</b>

**Other  
Kitchen  
Bedroom  
4pc Bathroom**

**Main  
Basement  
Main  
Basement**

**11`0" x 8`0"  
14`6" x 12`6"  
12`6" x 10`0"  
7`0" x 5`0"**

**Storage  
Laundry  
Bedroom**

**Basement  
Basement  
Basement**

**9`4" x 8`6"  
15`0" x 7`0"  
12`8" x 11`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**357GU**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Incredible opportunity to build your dream home on one of Elboya's finest lots! Nestled amidst mature trees and great neighbours, this level 54' X 133' lot offers a rare chance to create the home you've always envisioned. Whether you're looking to hold it as an investment or begin construction, this sun-filled lot is fully livable while you wait for building permits. Conveniently located near parks, schools, river pathways, amenities, and downtown, it combines tranquillity with urban accessibility. Don't Miss It!**

Inclusions: **Additional Refrigerator, Stove, Two Storage Sheds**

Property Listed By: **Sotheby's International Realty Canada**

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









