



THE
A-TEAM

**RE/MAX
FIRST**

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**

Finished Floor Area

Abv Sqft: **1,370**
Low Sqft:
Ttl Sqft: **1,370**

Lot Information

Lot Sz Ar: **7,750 sqft**
Lot Shape:

DOM

54
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/Bsmt: **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
Kitchen	Main	12`0" x 9`6"	Living Room	Main	22`6" x 12`0"
Covered Porch	Main	19`0" x 14`0"	Furnace/Utility Room	Basement	10`0" x 7`4"
Game Room	Basement	14`6" x 12`6"	Bedroom - Primary	Main	13`0" x 11`0"
Bedroom	Main	12`6" x 9`0"	4pc Bathroom	Main	8`0" x 7`4"
3pc Bathroom	Basement	9`0" x 4`0"	Dining Room	Main	11`0" x 10`0"

**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





