



**4310 STANLEY Drive, Calgary T2S 2R7**

MLS®#: **A2175439** Area: **Elboya** Listing **10/25/24** List Price: **\$899,900**  
 Status: **Pending** County: **Calgary** Date: Change: **-\$50k, 05-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1961** Abv Sqft: **1,176**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **5,511 sqft** Ttl Sqft: **1,176**  
 Lot Shape:

DOM

**26**  
Layout  
 Beds: **2 (1 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Many Trees,Wedge Shaped Lot,Private,See Remarks**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Awning(s),Fire Pit,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Granite Counters,High Ceilings,Open Floorplan,See Remarks,Skylight(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`11" x 8`1"	4pc Ensuite bath	Main	8`4" x 6`8"
Dining Room	Main	13`7" x 9`6"	Family Room	Main	13`9" x 13`1"
Kitchen	Main	13`10" x 9`8"	Living Room	Main	21`8" x 18`0"
Bedroom - Primary	Main	11`8" x 12`9"	3pc Bathroom	Basement	9`3" x 6`11"
Bedroom	Basement	15`4" x 8`5"	Den	Basement	7`6" x 7`9"
Game Room	Basement	14`4" x 19`7"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7808HH**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Build a dream home on this outstanding lot (with opportunity for views ) or move in and enjoy this up to date lovely home Located in a fabulous location with pretty views overlooking Stanley Park, this beautifully renovated home with mid century style in mint condition with hardwood flooring on main floor + excellent layout for an executive lifestyle + offering an unparalleled blend of style, privacy + convenience. Set on a spacious, secluded lot, the backyard is a lush haven featuring perennial gardens, mature trees, a concrete patio + a cozy fire pit, perfect for enjoying Calgary's seasons. The heart of the home lies in its tastefully updated kitchen, complete with granite countertops, stainless steel appliances, and a pantry. Flowing seamlessly into the informal dining area, this space is perfect for both casual meals + entertaining. The expansive living room boasts a large window with lovely views and a charming wood-burning fireplace, while an inviting family room on the main floor provides a relaxed comfy space ideal for a tv room. Retreat to the primary bedroom, where an ensuite bath offers added comfort. The on-grade lower level features a light-filled open-concept office space, a second bedroom, a full bath, + a laundry room. Direct access to the house is the attached garage. Just steps from parks, pathways + with shopping + all amenities very close by, this home is not just a residence but a lifestyle - one that offers the best of both tranquility and urban convenience. Don't miss the opportunity to call this exceptional property home!**

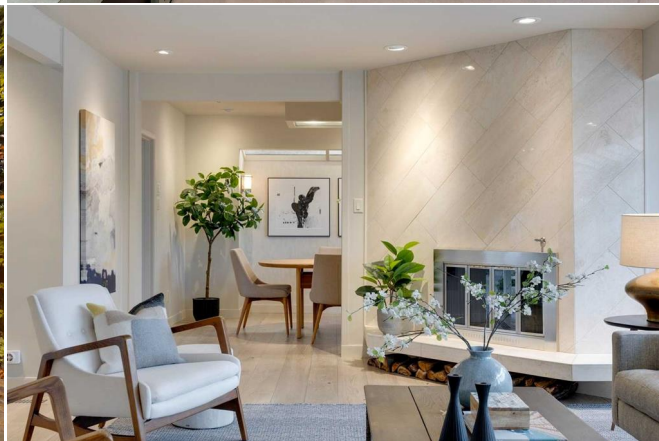
Inclusions:  
Property Listed By: **N/A**  
**Real Estate Professionals Inc.**

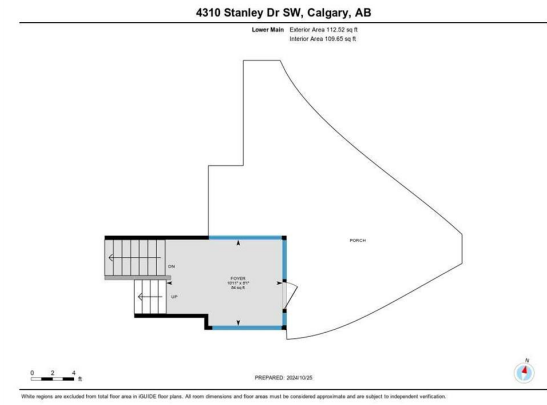
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