



THE
A-TEAM

**RE/MAX
FIRST**

335 47 Avenue, Calgary T2S 1C1

MLS®#: **A2187465**

Area: **Elboya**

Listing Date: **01/13/25**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 15-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1954**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached,Insulated**

DOM

9

Layout

Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Refrigerator,Washer**
Int Feat: **French Door,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Separate Entrance,Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	10`1" x 9`7"
Den	Main	10`2" x 7`10"	Dining Room	Main	6`1" x 12`7"
Kitchen	Main	11`8" x 8`10"	Living Room	Main	13`7" x 19`7"
Bedroom - Primary	Main	10`2" x 12`1"	4pc Bathroom	Lower	9`2" x 6`1"
Bedroom	Lower	13`11" x 11`4"	Dining Room	Lower	12`5" x 12`3"
Family Room	Lower	14`6" x 16`0"	Kitchen	Lower	9`5" x 7`9"
Laundry	Lower	6`10" x 7`0"	Furnace/Utility Room	Lower	9`1" x 6`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

357GU

Remarks

Pub Rmks: ****OPEN House SAT Jan 18th 12:00pm-2:00pm**INNER CITY GEM! Check the victual tour online. A beautiful exterior and curb appeal welcomes you inside where you are met with fully RENOVATED 2+1 BEDROOM BUNGALOW plus 1 bedroom WALKOUT BASEMENT ILLEGAL suite. Enjoy HARDWOOD FLOORS, OPEN PLAN KITCHEN DINING AREA offering granite top island, gas stove! LIVING ROOM with gas fireplace and cozy seating area. Two bedrooms and an office (It used to be 3rd bedroom) and an adjoining bath. Upgrades include electrical upgrades and high end light fixtures, oak moulding throughout the house, new insulation and drywall, wood casing, metal clad windows, hot water tank (1 year), roof (5 years), front load washer/dryer (3 years). FULLY DEVELOPED ILLEGAL BASEMENT SUITE offers REC ROOM with another gas fireplace, its thermostat control to keep you warm in the winter, one huge bedroom, full kitchen with tons of cabinet space, 4 pcs bath plus laundry and furnace room. Double GARAGE is fully insulated with back lane access, HUGE SOUTH FACING backyard with large cedar decks, mature trees and low maintenance. An amazing location close to the River Pathways, parks, excellent schools as well as shops (Chinook Mall) and services of Britannia Plaza including Lina's Italian Market, Sunterra, Browns Socialhouse, Starbucks, Monogram Coffee, Village Ice Cream and so much more!**

Inclusions: **none**
Property Listed By: **RE/MAX Realty Professionals**

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







