



THE
A-TEAM

**RE/MAX
FIRST**

331 47 Avenue, Calgary T2S 1C1

MLS®#: **A2191191**

Area: **Elboya**

Listing Date: **02/01/25**

List Price: **\$798,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

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

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Off Street,Parking Pad**

Finished Floor Area

Abv Sqft: **1,319**
Low Sqft:
Ttl Sqft: **1,319**

DOM

0

Layout

Beds: **5 (4 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Storage**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|---------------|--------------|----------|---------------|
| Foyer | Main | 4`6" x 3`7" | Living Room | Main | 12`9" x 20`8" |
| Dining Room | Main | 12`7" x 10`1" | Kitchen | Main | 7`0" x 9`10" |
| Bedroom | Main | 13`2" x 10`2" | 4pc Bathroom | Main | 9`7" x 7`7" |
| Bedroom | Main | 13`2" x 10`2" | Bedroom | Main | 9`1" x 14`4" |
| Bedroom - Primary | Main | 10`4" x 14`5" | 4pc Bathroom | Basement | 4`11" x 9`6" |
| Bedroom | Basement | 13`4" x 22`1" | Den | Basement | 8`1" x 9`1" |
| Dining Room | Basement | 11`9" x 12`5" | Kitchen | Basement | 8`10" x 12`5" |

Laundry
Furnace/Utility Room

Basement
Basement

6`9" x 5`3"
10`7" x 7`10"

Game Room

Basement

14`2" x 25`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

357GU

Remarks

Pub Rmks:

Prime Opportunity in Highly Sought-After Elboya - Ideal for Redevelopment or Renovation! Located in one of Calgary's most desirable communities, this 50' x 120' lot presents an exceptional opportunity for redevelopment or a stunning renovation. Surrounded by extensively updated homes and brand-new builds, this property is perfect for investors, builders, or homeowners looking to create their dream home. This charming mid-century residence offers solid bones, including original oak hardwood floors (sanded in 2022) and a bright, fully fenced, south-facing backyard with mature trees. The main level features a spacious living and dining area with original ceiling details and large picture windows that flood the space with natural light. The upper floor includes three generously sized bedrooms and a four-piece bathroom—ideal for families. The fully developed basement (unregistered illegal secondary suite DP started) provides additional living space with a large recreation/family room with wood burning stove (currently capped), bar, den, bedroom, kitchen appliances, full bathroom and laundry area. The expansive backyard is fully fenced and includes a large patio, perfect for outdoor entertaining. Recent updates include roof, furnace, and hot water tank (2010). Whether you choose to renovate and modernize or redevelop entirely, this property is a rare find in a prime location—just steps from Elboya School, Stanley Park, the Elbow River, and transit, with Chinook Mall and downtown Calgary only minutes away. Don't miss this chance to secure a premium lot in a rapidly transforming neighborhood!

Inclusions:
Property Listed By:

**Refrigerator, Stove and range hood in basement
RE/MAX First**

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







