



704 47 Avenue, Calgary T2S 1C8

MLS® #: **A2193854** Area: **Elboya** Listing **02/11/25** List Price: **\$949,000**
 Status: **Active** County: **Calgary** Change: **-\$46k, 21-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1952**
Lot Information
 Lot Sz Ar: **5,198 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot,Front Yard,Landscaped,Lawn,Many Trees**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,200**
 Low Sqft:
 Ttl Sqft: **1,200**

DOM

61
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stucco,Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Ext Feat: **None** Water Source: Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	16`2" x 9`4"	Dining Room	Main	13`0" x 10`5"
Living Room	Main	12`6" x 19`7"	Bedroom - Primary	Main	11`9" x 11`5"
Bedroom	Main	13`7" x 11`5"	3pc Bathroom	Main	7`0" x 11`5"
Foyer	Main	10`8" x 8`1"	Game Room	Basement	12`0" x 17`11"
Bedroom	Basement	8`7" x 14`0"	4pc Bathroom	Basement	8`0" x 10`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7887GH

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this charming home in the desirable community of Elboya. This inviting 3-bedroom, 2-bathroom bungalow offers a wealth of possibilities for families or those looking to downsize. Featuring a spacious, open-concept design, this home includes a double-car garage, plenty of storage, and a covered breezeway with gate access to the backyard. Updates include a newer furnace, hot water tank, and shingles, ensuring peace of mind for years to come. Step inside to find a cozy and bright living space, complete with beautiful hardwood floors and a freshly renovated kitchen with new LVP flooring. The open main floor layout is perfect for entertaining, with a large living room, a formal dining area, and an inviting kitchen equipped with stainless steel appliances. Nestled on a quiet street surrounded by mature trees and great neighbours, this home offers a peaceful retreat while being conveniently located near schools, parks, shops, and restaurants. Britannia Plaza, Chinook Mall, Stanley Park, and downtown are just minutes away, with easy access to Elbow Drive and Macleod Trail. The main floor features two bedrooms, a spacious kitchen, a formal dining room, a large living room, and a 3-piece bath. Natural light pours in throughout, creating a warm and welcoming atmosphere. The lower level offers a third bedroom, a cozy family room, a 4-piece bathroom, and laundry. For developers, this well-maintained bungalow presents fantastic potential—whether you're looking to move in and enjoy the community or clear the home to build your dream property. The basement is full size but only half was developed when built (photos sent on request) The options are endless, making this a truly special opportunity to create your perfect home.

Inclusions:
Property Listed By:

N/A
RE/MAX Complete Realty

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







