



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**435 49 Avenue, Calgary T2S 1G3**

MLS®#: **A2200632**

Area: **Elboya**

Listing Date: **03/08/25**

List Price: **\$1,400,000**

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: **6,000 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,725**  
Low Sqft:  
Ttl Sqft: **1,725**

DOM

**2**

Layout

Beds: **5 (4 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Fruit Trees/Shrub(s),Garden,Gazebo,Many Trees,No Neighbours Behind**

Park Feat: **Single Garage Detached**

Utilities and Features

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

Construction: **Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Oven,Gas Range,Gas Stove,Humidifier,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Granite Counters,No Smoking Home,Open Floorplan,Separate Entrance,Track Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`7" x 7`8"	Living Room	Main	23`3" x 17`11"
Dining Room	Main	11`5" x 11`1"	Kitchen	Main	11`0" x 12`4"
Mud Room	Main	7`3" x 6`5"	2pc Bathroom	Main	7`1" x 4`1"
4pc Bathroom	Upper	6`11" x 7`1"	Bedroom	Upper	15`8" x 10`8"
Bedroom	Upper	15`8" x 10`8"	Bedroom	Upper	10`7" x 11`3"
Bedroom - Primary	Upper	18`2" x 11`0"	Walk-In Closet	Upper	7`0" x 3`8"
5pc Ensuite bath	Upper	4`11" x 10`11"	Bedroom	Lower	10`5" x 8`9"

Storage  
Family Room

Lower  
Lower

14`3" x 10`7"  
26`7" x 13`2"

Laundry

Lower

10`6" x 6`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**6153AC**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to Elboya and this beautifully treed 50ft / 120ft lot. Located 2 blocks from Elboya's K-9 English and French Immersion School, this is a stunning family home with new roof, new fences, garage, two sheds and backing on to the green space / dog walk. With flowering trees, beautiful rose bushes and large private back yard with garden, this home also features a sprawling back deck (34.3 ft /13.9ft) with lounging area, perfect for dining and entertaining. The main floor consists of an open floor plan with a large bay window and wood burning stone & mantle fire place, leading to the dining room with french doors that open onto the south facing deck and backyard. The kitchen boasts a granite sit up bar and counter tops with stainless steel appliances and a large oversized kitchen sink, perfectly placed overlooking the garden. The spacious master bedroom, boasts a 5 piece ensuite with his and her closets sun all day / sunsets in the winter, the second largest bedroom has a large walk in closet and the third bedroom receives lovely evening sun and sunsets in the summer. All floors also facilitate the laundry chute. The basement consists of a fourth bedroom, large family room as well as separate storage and laundry rooms. Only 3 blocks from Britannia Plaza, Sunterra Market, Lina's Pizza, Native Tongues and close to many other amenities including the Glenmore reservoir bike paths, Stanley Park, Sandy Beach and River Park, while being a short distance from Glenmore Trail, Deerfoot Trail and only a short drive to downtown. Call to book your private showing today!**

Inclusions:  
Property Listed By:

none  
**Real Estate Professionals Inc.**

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











