

704 47 Avenue SW  
Calgary, Alberta

MLS # A2193854



**\$949,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Elboya   |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,200 sq.ft.   | <b>Age:</b>   | 1952 (73 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                               |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Front Yard, Landscaped, Lawn, Many Trees |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Partial                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame, Wood Siding      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, No Smoking Home, See Remarks |                   |      |

**Inclusions:** N/A

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.