

# \$949,000 - 704 47 Avenue Sw, Calgary

MLS® #A2193854

**\$949,000**

3 Bedroom, 2.00 Bathroom, 1,200 sqft  
Residential on 0.12 Acres

Elboya, Calgary, Alberta

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.

Built in 1952

### **Essential Information**

MLS® #	A2193854
Price	\$949,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.12
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	704 47 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1C8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	None
Lot Description	Corner Lot, Front Yard, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 11th, 2025
Days on Market	56
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Complete Realty
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