

\$779,000 - 615 49 Avenue Sw, Calgary

MLS® #A2069097

\$779,000

4 Bedroom, 2.00 Bathroom, 1,303 sqft

Residential on 0.14 Acres

Elboya, Calgary, Alberta

Move Right In and Enjoy This Lovely Large Well Maintained Home In Sought-After Elboya - This superb property offers that prized inner-city life style. With over 2400 sqft living space, this well-appointed split level home provides a large and convenient floor plan. All in a great walk-about area. 4 generous bedrooms, 2 bathrooms. So pristine, and many updates over the years. Hardwood, crown molding, classic ceilings. Bright dual corner windows. Stepping through the inviting foyer, you're greeted by a flowing floor plan, wonderful for family & entertaining. The substantial living room has newer picture window with DT view - enjoy the night lights. On wintry nights cozy up to mantled fireplace. Special occasions are graciously accommodated by the offset dining room. Easy navigation for the chef in the ample kitchen. Step out to the private south yard - deck, gazebo, BBQ & blissful pond & gardens...relax & soak up the sun. The basement has a versatile great room with wet-bar, storage. And there's a rare & convenient walk-up to rear yard. Newer furnace, hot water & roof. Oversize double garage [approx. 22'x24']. Underground sprinklers. A scenic, walk-about area. Steps to bistros, shops & services at Britannia Plaza & Crossing. Grab a java or ice-cream and stroll to River Pk or Stanley Pk. Popular schools - Elboya K-9/French Immersion & Western Canada High. Minutes to DT. Near Glencoe & Country Clubs. A lovely large home in valued



location!. Come and see!

Built in 1955

Essential Information

MLS® #	A2069097
Price	\$779,000
Sold Price	\$755,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,303
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	615 49 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1G6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Beamed Ceilings, Chandelier, Crown Molding
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Walk-Up To Grade

Exterior

Exterior Features	Garden, Outdoor Grill, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Level, Street Lighting, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2023
Date Sold	October 25th, 2023
Days on Market	88
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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