

\$1,200,000 - 427 46 Avenue Sw, Calgary

MLS® #A2087501

\$1,200,000

5 Bedroom, 4.00 Bathroom, 2,203 sqft

Residential on 0.14 Acres

Elboya, Calgary, Alberta

This family home combines livability, convenience, and recreation on a large lot with a view. The generous, 2nd floor master bedroom, walk-in closet, and ensuite includes views to the NW towards Stanley Park. The 2 car detached garage includes a large workshop space and storage areas for tools and toys. The main floor is a semi-open concept allowing the free flow of people from the large kitchen to the eating area and family room. All three rooms look over a spectacularly well-landscaped, south facing backyard, complete with waterfall and pond. The main floor also includes 2 bedrooms, a bathroom and a large room with hardwood floors that could be used as a formal dining room, business centre, or converted to a second master bedroom with ensuite. The partially finished basement includes an additional 2 bedrooms, powder room, shower, laundry, recreation room and lots of storage.

Developers may wish to maximize the potential of the lot by replacing the 1 plus half a story with a full two story home to take full advantage of the views and lot. Convenient location to downtown, public transit, good schools (Elboya Elementary and Junior High, Western Canada High), Chinook Shopping Centre, Costco, and Glenmore Trail.

Built in 1951

Essential Information



MLS® #	A2087501
Price	\$1,200,000
Sold Price	\$1,100,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,203
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	427 46 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1B8

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Bidet, Ceiling Fan(s), Chandelier, No Smoking Home, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Front Yard, Lawn, Street Lighting, Rectangular Lot, Sloped, Treed
Roof	Clay Tile
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 24th, 2023
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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