

\$999,900 - 340 46 Avenue Sw, Calgary

MLS® #A2127799

\$999,900

4 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 0.18 Acres

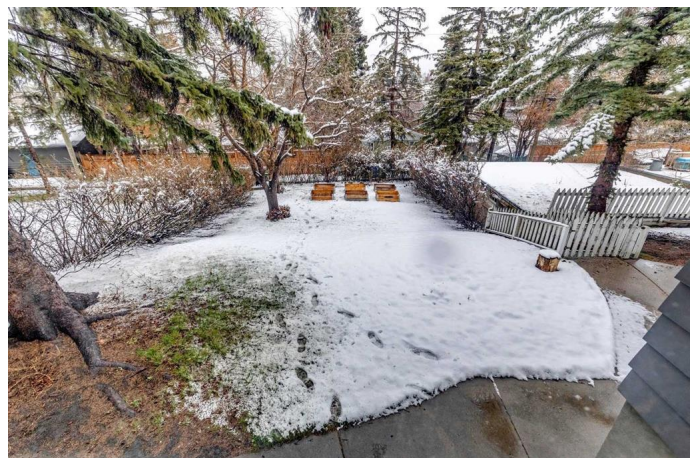
Elboya, Calgary, Alberta

Oversized walk out lot in excellent Elboya location!! Just two blocks from Stanley Park with pathways, tennis courts & river access; three blocks from Elboya School; six blocks from the shops of Sunterra, Lina's Italian Market. Spacious up/down bungalow with 1370.69 square feet above grade + with separate access to the lower level. Upper level currently rented + lower vacant. Excellent opportunity for an investment or to hold while planning what is sure to be a gorgeous property with potential for second story city views!! The lot is 55 feet at the front + 68 across at the back with side depth of 133 on the longer side. See RPR. Very livable home with good layout + spacious rooms. Tenants rights apply for showings + possession.

Built in 1954

Essential Information

MLS® #	A2127799
Price	\$999,900
Sold Price	\$1,125,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,371
Acres	0.18
Year Built	1954



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	340 46 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1B6

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Portable Dishwasher, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 3rd, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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