

\$699,900 - 4617 Stanley Road Sw, Calgary

MLS® #A2130187

\$699,900

4 Bedroom, 2.00 Bathroom, 1,040 sqft

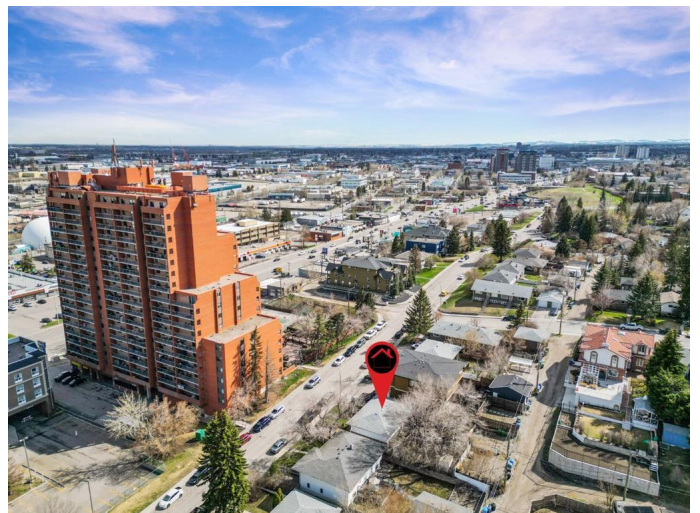
Residential on 0.14 Acres

Elboya, Calgary, Alberta

Raised Bungalow with legal basement suite on a 50' x 120' R-C2 lot in the sought after SW community of Elboya. A fantastic opportunity for investors, developers or home buyers looking to live up/rent down. The raised main level of this home offers 2 generous sized bedrooms, a 4 piece, updated bathroom as well as a large living room, dining area and well laid out kitchen. There is a conveniently located side door off the main floor that enters in the large private yard. The lower level, legal suite has its own separate entrance that faces the front of the home offering lots of windows and natural light. The suite offers updated LVP flooring, a full kitchen, 2 good sized bedrooms as well as a 4 piece bathroom. Recent upgrades to bring the suite to legal status include new egress windows in each bedroom, hardwired smoke and carbon monoxide detectors as well as sprinkler system in the common areas. Common areas include utility room equipped with 2 furnaces, 2 hot water tanks and shared laundry. With this prime location, close to downtown, CTrain, amenities, local parks and green spaces, this property offers incredible opportunity. *Please note that some photos are from when the home was vacant and from the previous listing*

Built in 1955

Essential Information



MLS® #	A2130187
Price	\$699,900
Sold Price	\$735,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4617 Stanley Road Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2R2

Amenities

Parking Spaces	5
Parking	Driveway, Off Street, Parking Pad, Stall

Interior

Interior Features	No Smoking Home, See Remarks, Separate Entrance
Appliances	Dryer, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2024
Date Sold May 23rd, 2024
Days on Market 14
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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