

\$334,900 - 303, 4718 Stanley Road Sw, Calgary

MLS® #A2144120

\$334,900

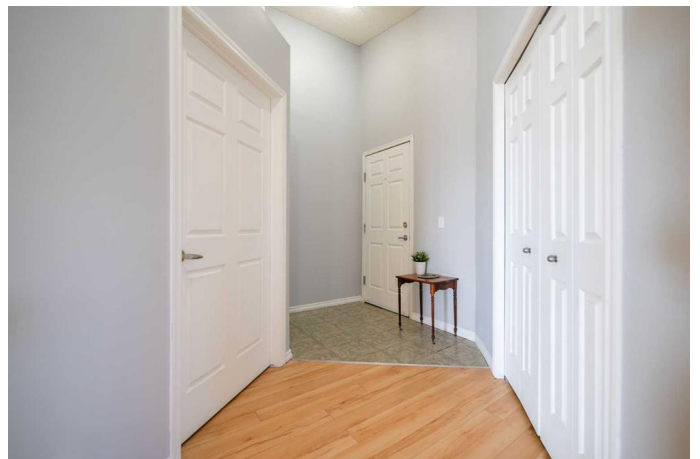
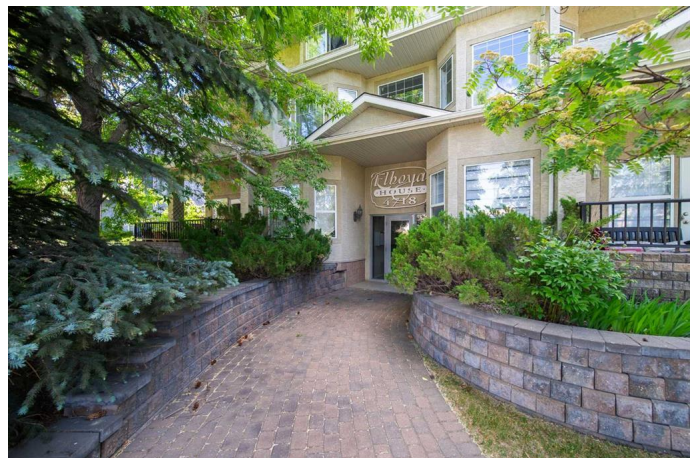
2 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.00 Acres

Elboya, Calgary, Alberta

Experience the perfect blend of convenience and comfort in this top-floor, corner unit 2 bedroom, 2 bath condo with low condo fees of just \$330 per month, unchanged since 2018.

This self-managed property meticulously maintained unit offers over 1,000 sq. ft. of bright, open space, featuring 9-foot ceilings that provide a townhouse-like feel. Recent updates include fresh paint, new lighting, new window coverings including the high-end drapes, plus new toilets. The spacious entryway leads to the laundry room and the second bedroom, flowing seamlessly into the open-concept kitchen, dining, and living area. The kitchen features a central island and an expandable dining area, while the living room boasts large east-facing windows, a gas fireplace, and access to the deck—perfect for morning sunlight and plant lovers. The bedrooms are thoughtfully placed on opposite sides of the unit for added privacy. The expansive master bedroom includes a 4-piece ensuite and a large walk-in closet. Additional storage options abound with a front hall closet, a linen closet, and a versatile kitchen closet. Amenities include in-suite laundry, an assigned underground heated parking stall, visitor parking, and street parking. The location is superb, with easy access to the Saddledome, 17th Avenue, the 39th Avenue LRT station, and several parks including Stanley Park and Sandy Beach Park, Chinook Mall, Movement gym, and major roads like Macleod Trail, Elbow Drive, Glenmore, and



Blackfoot are all within close proximity. This well-managed condo recently had the roof replaced in 2022, Boiler System serviced annually & common area cleaned every 2 weeks. Average utilities are approximately \$225 per month. Embrace a lifestyle of ease and accessibility in this exceptional home.

Built in 2000

Essential Information

MLS® #	A2144120
Price	\$334,900
Sold Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	303, 4718 Stanley Road Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2R2

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Underground

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	3
Basement	None

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 6th, 2024
Days on Market	9
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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