

\$819,000 - 312 47 Avenue Sw, Calgary

MLS® #A2169327

\$819,000

2 Bedroom, 2.00 Bathroom, 1,110 sqft

Residential on 0.17 Acres

Elboya, Calgary, Alberta

Elegant and sophisticated Elboya bungalow that is loaded with renovations and upgrades. A larger than typical lot (7500 ft²) and many mature trees provide a beautiful and private setting. The spacious principal rooms are fabulous for entertaining. The living room enjoys a wood burning FP with slate surround (log lighter), coffered ceiling with recessed lighting, built-in shelving, and a south picture window. The dining room has a full wall of windows that overlook the rear yard and a pair of french doors to access the oversized deck. Renovated kitchen with modern flat-front cabinetry, stainless appliances plus stainless steel countersâ€¦perfect for the accomplished or aspiring Chef. Zen-like primary bedroom with large windows overlooking the rear yard and a huge walk-in-closet updated with California Closet fittings and main floor laundry. Spa-like bath with sliding door, sleek vanity, free-standing tub and large glass walk-in shower. The lower level has an open recreation-family room, bedroom, newer bath and an open office that could easily become a 3rd bedroom. Also a 2nd washer/dryer. Convenient and direct access into the oversized single attached garage which has lots of room for storage. Fully fenced yard with cameras in place for a security system. This location puts you close to major parks, the Elbow River pathway, walking distance to Britannia Plaza with shops and restaurants and minutes to downtown. Donâ€™t miss this special homeâ€¦!



Built in 1955

Essential Information

MLS® #	A2169327
Price	\$819,000
Sold Price	\$819,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,110
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	312 47 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1C2

Amenities

Parking Spaces	3
Parking	Oversized, Single Garage Attached

Interior

Interior Features	Beamed Ceilings, Bookcases, Closet Organizers, Crown Molding, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Private, Sloped Up, Treed
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2024
Date Sold	October 11th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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