

# \$1,095,000 - 715 49 Avenue Sw, Calgary

MLS® #A2180671

**\$1,095,000**

4 Bedroom, 3.00 Bathroom, 1,018 sqft

Residential on 0.14 Acres

Elboya, Calgary, Alberta

Stunningly renovated 4 bedroom bungalow fronting onto a green space and park, just down the street from the Britannia Plaza Shopping Centre. Within walking distance to the Elbow River as well as Stanely Park for tons of outdoor recreational opportunities. Then come home to a quiet sanctuary, meticulously renovated inside and out, top to bottom. Inside this open floor plan is quality craftsmanship, designer details and a casually elegant ambience. Sit back and relax in front of the fireplace flanked by built-ins in the welcoming living room while an oversized picture window streams in natural light. Centring the open concept space is the dining room, perfect for entertaining without obstructions to your conversations. The household's chef will love the gorgeous kitchen expertly combining style with function including stone countertops, full-height cabinets, high-end appliances - a smart fridge and a gas stove and a large island to casually gather around. Retreat at the end of the day to the luxuriousness of the primary bedroom complete with a custom walk-in closet and a lavish ensuite featuring dual sinks and an indulgent oversized rain shower. A second bedroom is a wonderful flex space for guests, children or a home office. Convene in the finished basement for movies and games nights in front of the built-in media centre. Cleverly one of the built-ins secretly opens, granting access to the utility room. Easily refill drinks and snacks at the wet bar, no need to



climb back up the stairs. Also on this level are 2 more spacious bedrooms, a 3rd stylish bathroom and an appointed laundry room with storage and a sink. Enjoy the warmer months in the huge backyard, barbequing with friends while kids and pets play in the extensive grassy area all privately nestled behind the oversized double detached garage. Outstandingly located within walking distance to great schools, wonderful parks and playgrounds and exceptional amenities including Sunterra Market, Village Ice Cream, Grumans Delicatessen, Lina's Italian Mercato, Browns Social House and Chinook Mall. Just an 8 minute drive to the LRT Station and a quick and easy drive downtown for commuters. Truly an unbeatable location for this newly renovated, fully-finished and beautifully designed home. Come see for yourself!

Built in 1955

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2180671    |
| Price          | \$1,095,000 |
| Sold Price     | \$1,065,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,018       |
| Acres          | 0.14        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 715 49 Avenue Sw |
| Subdivision | Elboya           |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2S 1G7 |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |

### **Interior**

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer                                                                                                                          |
| Heating           | Forced Air                                                                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                                     |
| Fireplaces        | Electric, Living Room                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                                                                        |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Lighting, Private Yard       |
| Lot Description   | Back Lane, Landscaped, Level |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 22nd, 2024 |
| Date Sold      | December 4th, 2024  |
| Days on Market | 12                  |
| Zoning         | R-CG                |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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