

# \$849,000 - 704 47 Avenue Sw, Calgary

MLS® #A2232361

## \$849,000

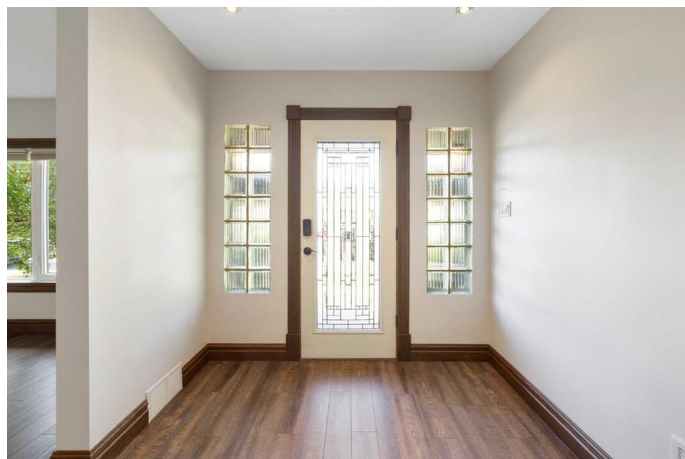
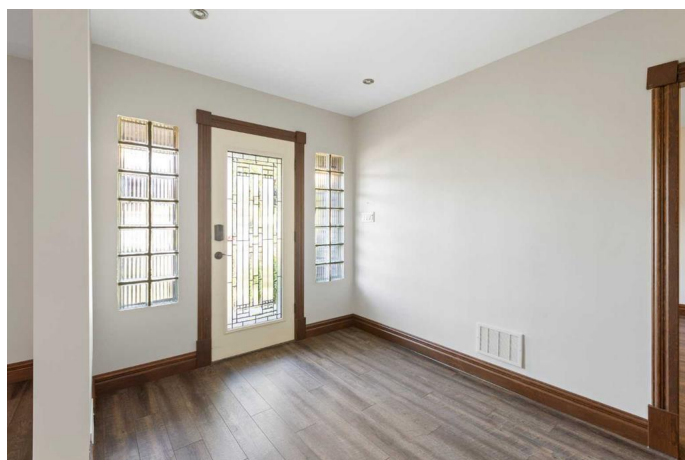
3 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.12 Acres

Elboya, Calgary, Alberta

Welcome to this charming bungalow in the sought-after community of Elboya.

Thoughtfully updated and full of potential, this inviting 3-bedroom, 2-bathroom home is ideal for families, professionals, or those looking to downsize. Freshly painted throughout and featuring a bright, open-concept layout, it offers a double-car garage, generous storage, and a covered breezeway with gated access to the backyard. Recent updates include a fresh coat of paint, new LVP flooring, newer furnace, hot water tank, and shingles—providing added peace of mind for years to come. Step inside to a warm and welcoming living space, where natural light pours in. The main floor boasts luxury vinyl plank flooring, a beautifully renovated kitchen with stainless steel appliances and a cozy breakfast nook, a spacious living room, and a formal dining area—perfect for entertaining. Two bedrooms and a stylish 3-piece bathroom complete the main level. The fully finished lower level adds even more living space, featuring a third bedroom, a comfortable family room, a 4-piece bathroom with heated floors, and a laundry area. Nestled on a quiet, tree-lined street with wonderful neighbors, this home offers a peaceful retreat while being just minutes from Britannia Plaza, Chinook Centre, Stanley Park, and downtown. With easy access to Elbow Drive and Macleod Trail, commuting is a breeze. Excellent schools, parks, and local amenities are all close at hand. For developers or those dreaming of a



custom build, the property presents fantastic potential. Move in and enjoy, renovate further, or redevelop—the possibilities are endless in this prime location.

Built in 1952

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232361    |
| Price          | \$849,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,200       |
| Acres          | 0.12        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 704 47 Avenue Sw |
| Subdivision | Elboya           |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 1C8          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, See Remarks                  |
| Appliances        | Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, |

|              |                   |
|--------------|-------------------|
|              | Window Coverings  |
| Heating      | Forced Air        |
| Cooling      | None              |
| Has Basement | Yes               |
| Basement     | Finished, Partial |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | None                                                 |
| Lot Description   | Corner Lot, Front Yard, Landscaped, Lawn, Many Trees |
| Roof              | Asphalt Shingle                                      |
| Construction      | Concrete, Stucco, Wood Frame, Wood Siding            |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 45              |
| Zoning         | R-CG            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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