

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

MLS® #A2232361

## \$849,000

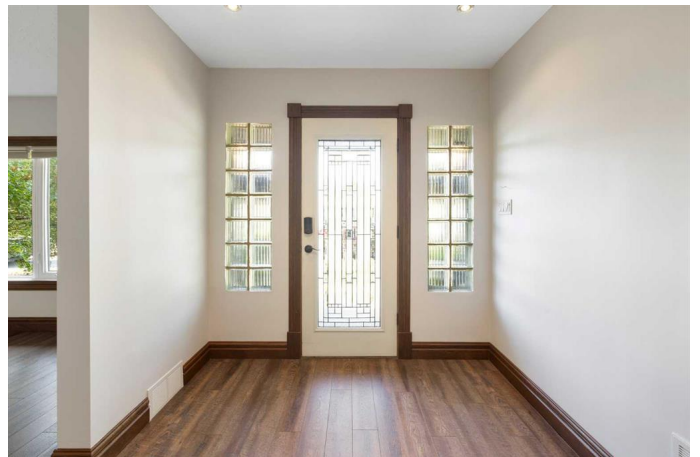
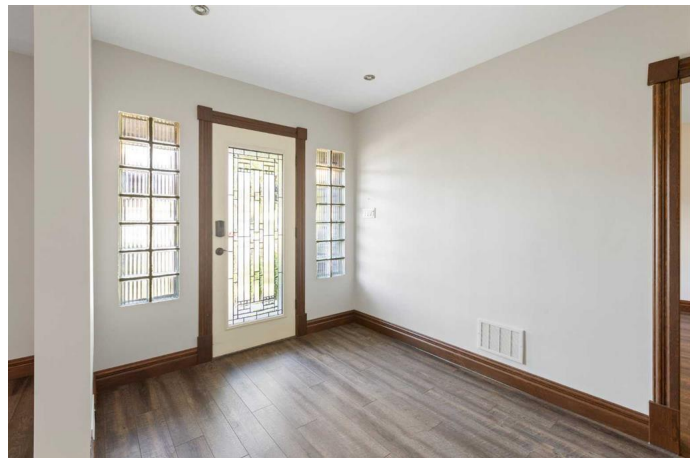
3 Bedroom, 2.00 Bathroom, 1,200 sqft

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	Front Yard, Landscaped, Lawn, Many Trees, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	73
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.