$1,049,000 - 435 49 Avenue Sw, Calgary

MLS® #A2214659

$1,049,000
4 Bedroom, 3.00 Bathroom, 1,726 sqft
Residential on 0.14 Acres

Elboya, Calgary, Alberta

Welcome to Elboya and this beautifully upgraded home (2011) on a nicely treed and very private 50ft / 120ft lot. Located 2 blocks from Elboya's K-9 English and French Immersion School, this is a stunning family home with new roof, new fences, garage, and backing on to the green space / dog walk. With flowering trees, rose bushes and large private back yard with garden and oversized back deck (34.3 ft /13.9ft) with lounging area, perfect for dining and entertaining in the summer months. The main floor consists of an open floor plan with a large bay window and wood burning stone & mantle fire place, leading to the dining room with french doors that open onto the south facing deck and backyard. The kitchen boasts a granite sit up bar and counter tops with stainless steel appliances and a large oversized kitchen sink, perfectly placed overlooking the garden. The spacious master bedroom, boasts a 5 piece ensuite with his and her closets sun all day / sunsets in the winter, the second largest bedroom has a large walk in closet and the third bedroom receives lovely evening sun / sunsets in the summer. All floors also facilitate the laundry chute. The basement consists of a fourth bedroom, large family room as well as separate storage and laundry rooms. Only 3 blocks from Britannia Plaza, Sunterra Market, Lina's Pizza, Native Tongues and close to many other amenities including the Glenmore reservoir bike paths, Stanley Park, Sandy Beach and River Park, while being a short

distance from Glenmore Trail, Deerfoot Trail and only a short drive to downtown. The garage will have a brand new roof by possession and or owners can get a building permit for a new build. Call to book your private showing today!

Built in 1955

Essential Information

MLS® #	A2214659
Price	$1,049,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,726
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	435 49 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1G3

Amenities

Parking Spaces	1
Parking	Double Garage Detached, Single Garage Detached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan,

	Separate Entrance, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Gas Oven, Humidifier
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.

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