

# **\$949,000 - 435 49 Avenue Sw, Calgary**

MLS® #A2214659

## **\$949,000**

4 Bedroom, 3.00 Bathroom, 1,726 sqft

Residential on 0.14 Acres

Elboya, Calgary, Alberta

Welcome to Elboya and this beautifully upgraded home on a nicely treed and very private south facing 50ft / 120ft lot, within walking distance to Stanley Park, Sandy Beach and River Park. A short jaunt to the Glencoe Club and blocks to the Calgary Golf and Country Club, this home is centrally located and close to many amenities. 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, while being a short distance from Glenmore Trail, Deerfoot Trail and less than a ten minute drive to downtown. This home has it all, call to book your private showing today!

Built in 1955

### Essential Information

MLS® #	A2214659
Price	\$949,000
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

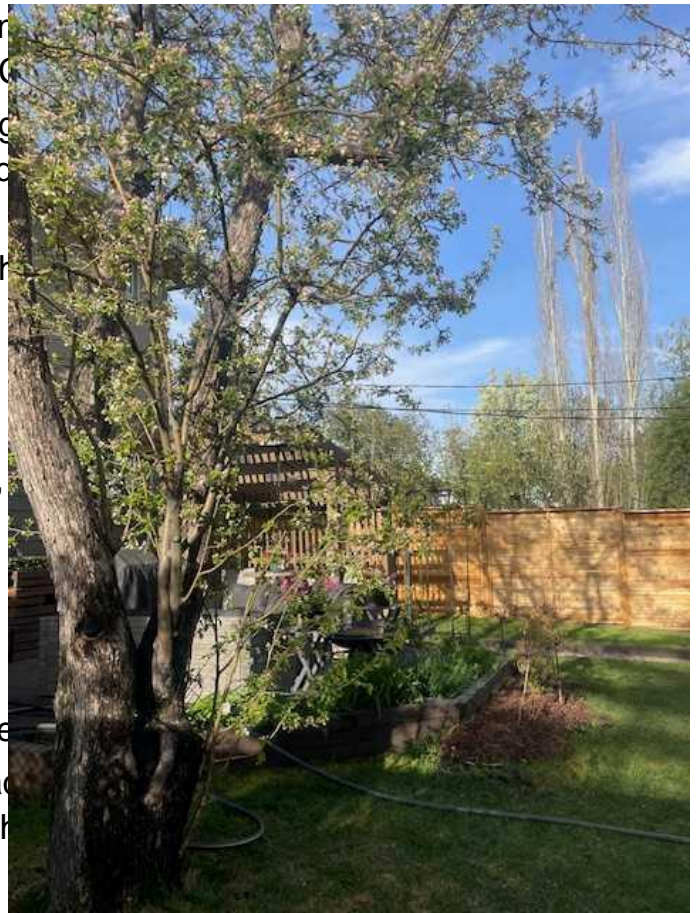
Parking Spaces	1
Parking	Double Garage Detached, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Countertops, Separate Entrance, Walk-In Cooler
Appliances	Dishwasher, Dryer, Garage Refrigerator, Washer, Window Humidifier
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Garden, Private Entrance
Lot Description	Back Lane, Back Yard, Back Porch, Many Trees, Fruit Trees/Shrubs, Fenced Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete



## Additional Information

Date Listed	April 24th, 2025
Days on Market	22
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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