



412 46 Avenue Calgary Alberta

\$1,049,000

Very interesting property in the wonderful Elboya district! The home is beautifully located close to Elboya Park, and Stanley Park in one of the highly desired parts of Elboya with many lovely homes. One very interesting feature, is that the rear garden and driveway backs directly onto Brunswick Avenue. The home had a major addition plus renovations several years ago. There is a double rear garage attached under part of this addition with a driveway giving access to Brunswick Avenue. One of the first built homes (1953) solid and ready for your own further decorating ideas. With the natural rear slope of the property it is also perfectly situated for your new dream home with a walk out lower level! The garden is full of mature trees including tall fir trees. There are several varieties of fruit bearing trees and shrubs. One can choose different outdoor sitting areas, plus a balcony/porch off the family room overlooking the rear garden. The garden has a very comfortable peaceful country/ cottage feel, with lots of birds, even blue jays. Newer maple kitchen cabinets and quality appliances including a JennAir downdraft counter top, plus a Bosch built in oven. Newer laundry room cabinets and washer/dryer. Solid oak and maple floors through most of the main floor, plus the raised floors in the lower level. The large bath in the lower level has a built in sun tanning system, plus room for some gym equipment. (id:6769)

Bedroom 12.42 Ft x 11.00 Ft

Laundry room 12.42 Ft x 6.00 Ft

Other 20.75 Ft x 10.75 Ft

3pc Bathroom Measurements not available

Recreational, Games room 25.75 Ft x 12.75 Ft

Living room 14.00 Ft x 12.25 Ft

Dining room 16.83 Ft x 12.58 Ft

Kitchen 12.50 Ft x 12.25 Ft

Family room 18.00 Ft x 12.00 Ft

Primary Bedroom 12.67 Ft x 12.33 Ft

Bedroom 12.33 Ft x 10.17 Ft

Den 10.17 Ft x 9.17 Ft

4pc Bathroom 7.58 Ft x 6.58 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

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