



703 47 Avenue Calgary Alberta

\$1,099,999

This beautifully updated bungalow is your chance to settle into the prestigious and family-friendly neighborhood of Elboya—just in time for the new school year at Elboya School, located conveniently across the street. With over 2200 square feet of developed living space and three bedrooms above grade, this home offers both charm and functionality on a spacious 50' x 120' corner lot with a sunny south-facing backyard. Perfectly positioned between two fantastic green spaces—Elboya Park just a block away and Britannia Park only two blocks in the other direction—this location is ideal for families who love to get outside. You're also just a short stroll to the scenic Sandy Beach and Stanley Park via the beautiful Britannia Ridge pathway, located only three blocks from your front door. Inside, the home is move-in ready with numerous updates including siding, roof, and a large cedar deck—all completed in 2015. The interior features updated windows, tile kitchen flooring, and a fully renovated main bathroom (2015). The bright and airy living room with a cozy gas fireplace offers views of Calgary's iconic skyline, including the Calgary Tower and Bow Building—particularly stunning at night when the tower lights up in vibrant colors. While mature trees provide privacy and shade in the summer, a potential second-floor addition would offer an unobstructed year-round downtown view. The kitchen is well-equipped for any home chef, with granite countertops, a Wolf gas cooktop, Miele built-in oven, stainless steel dishwasher, and plenty of cabinetry. The lower level expands your living space with a large family room, a flexible-use room, full bath, laundry area, and durable updated laminate flooring throughout. Step into the sunny backyard, surrounded by mature trees—a perfect setting for entertaining, gardening, or simply relaxing outdoors. Living here means you're close to ...

4pc Bathroom 6.50 Ft x 8.00 Ft

Bedroom 19.08 Ft x 18.67 Ft

Exercise room 9.75 Ft x 11.33 Ft

Recreational, Games room 22.33 Ft x 16.83 Ft

3pc Bathroom 7.58 Ft x 6.67 Ft

Bedroom 12.33 Ft x 13.83 Ft

Bedroom 9.25 Ft x 12.17 Ft

Bedroom 11.25 Ft x 12.17 Ft

Dining room 10.17 Ft x 112.58 Ft

Kitchen 12.17 Ft x 13.75 Ft

Living room 11.58 Ft x 18.08 Ft

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca