



704 47 Avenue Calgary Alberta

\$929,000

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. Additionally, the basement was originally only partially developed, leaving approximately 600 sq ft of unfinished space ready for customization--whether as a home office, gym, or additional bedrooms. 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. (id:6769)

Recreational, Games room 12.00 Ft x 17.92 Ft

Bedroom 8.58 Ft x 14.00 Ft

4pc Bathroom 8.00 Ft x 10.83 Ft

Other 16.17 Ft x 9.33 Ft

Dining room 13.00 Ft x 10.42 Ft

Living room 12.50 Ft x 19.58 Ft

Primary Bedroom 11.75 Ft x 11.42 Ft

Bedroom 13.58 Ft x 11.42 Ft

3pc Bathroom 7.00 Ft x 11.42 Ft

Foyer 10.67 Ft x 8.08 Ft

Listing Presented By:



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