



# 340 46 Avenue Calgary Alberta

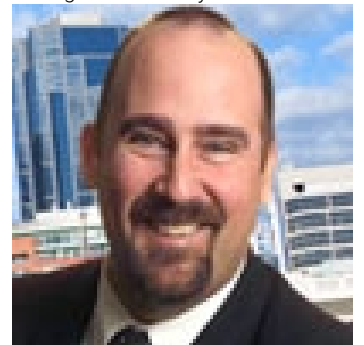
\$1,200,000

Incredible opportunity to build your dream home on one of Elboya's finest lots! Nestled amidst mature trees and great neighbours, this level 54' X 133' lot offers a rare chance to create the home you've always envisioned. Whether you're looking to hold it as an investment or begin construction, this sun-filled lot is fully livable while you wait for building permits. Conveniently located near parks, schools, river pathways, amenities, and downtown, it combines tranquillity with urban accessibility. Don't Miss It! (id:6769)

- Furnace 10.00 Ft x 7.33 Ft
- Recreational, Games room 14.50 Ft x 12.50 Ft
- 3pc Bathroom 9.00 Ft x 4.00 Ft
- Storage 9.33 Ft x 8.50 Ft
- Kitchen 14.50 Ft x 12.50 Ft
- Laundry room 15.00 Ft x 7.00 Ft
- Bedroom 12.67 Ft x 11.50 Ft
- 4pc Bathroom 7.00 Ft x 5.00 Ft
- Kitchen 12.00 Ft x 9.50 Ft

- Living room 22.50 Ft x 12.00 Ft
- Other 19.00 Ft x 14.00 Ft
- Primary Bedroom 13.00 Ft x 11.00 Ft
- Bedroom 12.50 Ft x 9.00 Ft
- 4pc Bathroom 8.00 Ft x 7.33 Ft
- Dining room 11.00 Ft x 10.00 Ft
- Other 11.00 Ft x 8.00 Ft
- Bedroom 12.50 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

**RE/MAX Realty Professionals**

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