

# 402 Brunswick Avenue Calgary Alberta

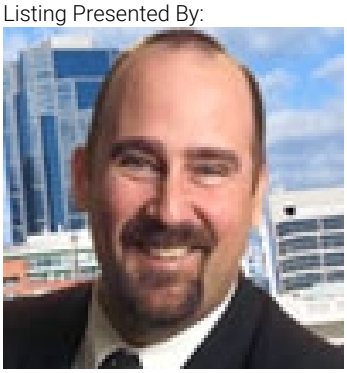
$1,279,000

Nestled on a prominent corner lot in the prestigious community of Elboya, this spacious bungalow offers over 2,800 square feet of developed living space and an exceptional opportunity to own in one of Calgary's most sought-after neighbourhoods.Notable improvements include a new hail resistant roof (2021), new deck (2021) with substantial enclosed storage below, and a new refrigerator (2021). The home features a functional floor plan with generously sized rooms and vaulted ceilings in the kitchen and foyer, creating a bright and inviting gathering space. The kitchen is equipped with a gas range and second electric wall oven.Step onto the deck and enjoy partial city views overlooking mature landscaping highlighted by a magnificent Manitoba Maple that adds beauty, character, and privacy. The substantial corner lot offers exceptional space, privacy, and long-term potential.Enjoy an outstanding location just moments from Stanley Park, with tennis courts, lawn bowling, an outdoor pool, baseball diamonds, skating rink, the Elbow River, and Calgary's extensive pathway system. Families will appreciate nearby Elboya School and its highly regarded French Immersion program.Whether you're looking for a spacious home to enjoy today or a property with future possibilities, this is a rare opportunity to secure a premium address in one of Calgary's most established and desirable inner-city communities. (id:6769)

Family room 20.33 Ft x 11.17 Ft
Storage 9.17 Ft x 4.42 Ft
Furnace 11.00 Ft x 12.00 Ft
Bedroom 16.17 Ft x 23.42 Ft
Bedroom 12.00 Ft x 10.75 Ft
Bedroom 12.00 Ft x 11.67 Ft
4pc Bathroom 7.58 Ft x 7.33 Ft
Kitchen 14.58 Ft x 15.00 Ft

Dining room 14.17 Ft x 12.00 Ft
Living room 17.83 Ft x 12.50 Ft
Foyer 7.50 Ft x 16.83 Ft
Other 4.58 Ft x 6.42 Ft
Laundry room 4.67 Ft x 7.17 Ft
Primary Bedroom 14.17 Ft x 15.00 Ft
2pc Bathroom 4.67 Ft x 5.42 Ft
3pc Bathroom 8.50 Ft x 12.00 Ft

Listing Presented By:



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