

# \$849,000 - 704 47 Avenue Sw, Calgary

MLS® #A2232361

**\$849,000**

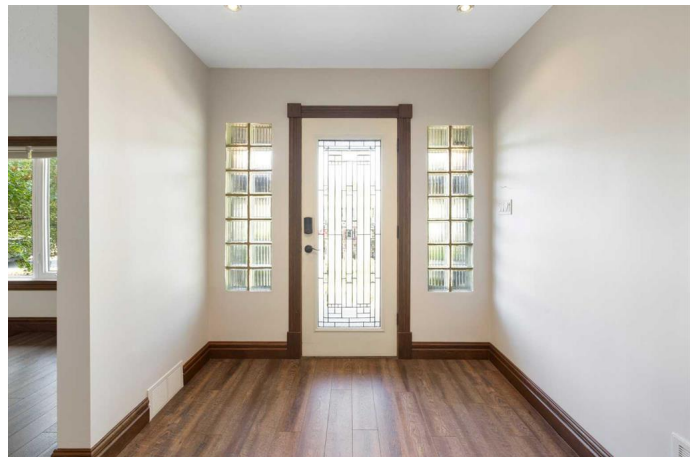
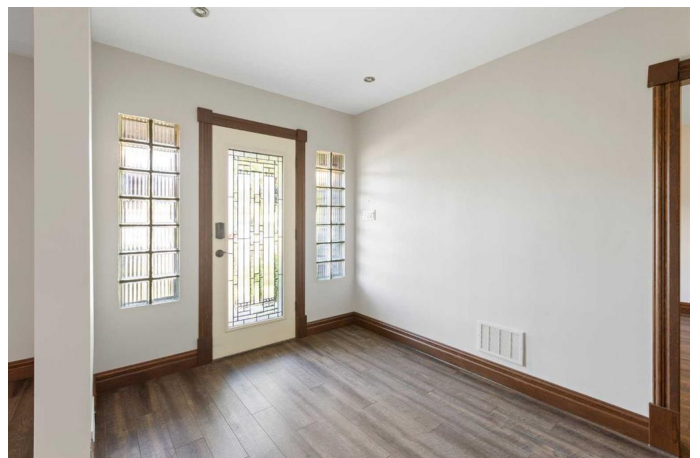
3 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.12 Acres

Elboya, Calgary, Alberta

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. 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.

Built in 1952

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232361    |
| Price          | \$849,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,200       |
| Acres          | 0.12        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 704 47 Avenue Sw |
| Subdivision | Elboya           |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 1C8          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, See Remarks                  |
| Appliances        | Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, |

|              |                   |
|--------------|-------------------|
|              | Window Coverings  |
| Heating      | Forced Air        |
| Cooling      | None              |
| Has Basement | Yes               |
| Basement     | Finished, Partial |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | None                                                 |
| Lot Description   | Corner Lot, Front Yard, Landscaped, Lawn, Many Trees |
| Roof              | Asphalt Shingle                                      |
| Construction      | Concrete, Stucco, Wood Frame, Wood Siding            |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 62              |
| Zoning         | R-CG            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.