

\$949,000 - 435 49 Avenue Sw, Calgary

MLS® #A2214659

\$949,000

4 Bedroom, 3.00 Bathroom, 1,726 sqft

Residential on 0.14 Acres

Elboya, Calgary, Alberta

Welcome to Elboya and this beautifully upgraded home on a nicely treed and very private south facing 50ft / 120ft lot, within walking distance to Stanley Park, Sandy Beach and River Park. A short jaunt to the Glencoe Club and blocks to the Calgary Golf and Country Club, this home is centrally located and close to many amenities. Located 2 blocks from Elboya's K-9 English and French Immersion School, this is a stunning family home with new roof, new fences, garage, and backing on to the green space / dog walk. With flowering trees, rose bushes and large private back yard with garden and oversized back deck (34.3 ft / 13.9ft) with lounging area, perfect for dining and entertaining in the summer months. The main floor consists of an open floor plan with a large bay window and wood burning stone & mantle fire place, leading to the dining room with french doors that open onto the south facing deck and backyard. The kitchen boasts a granite sit up bar and counter tops with stainless steel appliances and a large oversized kitchen sink, perfectly placed overlooking the garden. The spacious master bedroom, boasts a 5 piece ensuite with his and her closets sun all day / sunsets in the winter, the second largest bedroom has a large walk in closet and the third bedroom receives lovely evening sun / sunsets in the summer. All floors also facilitate the laundry chute. The basement consists of a fourth bedroom, large family room as well as separate storage and laundry rooms. Only 3



blocks from Britannia Plaza, Sunterra Market, Lina's Pizza, Native Tongues and close to many other amenities including the Glenmore reservoir bike paths, while being a short distance from Glenmore Trail, Deerfoot Trail and less than a ten minute drive to downtown. This home has it all, call to book your private showing today!

Built in 1955

Essential Information

MLS® #	A2214659
Price	\$949,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,726
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	435 49 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1G3

Amenities

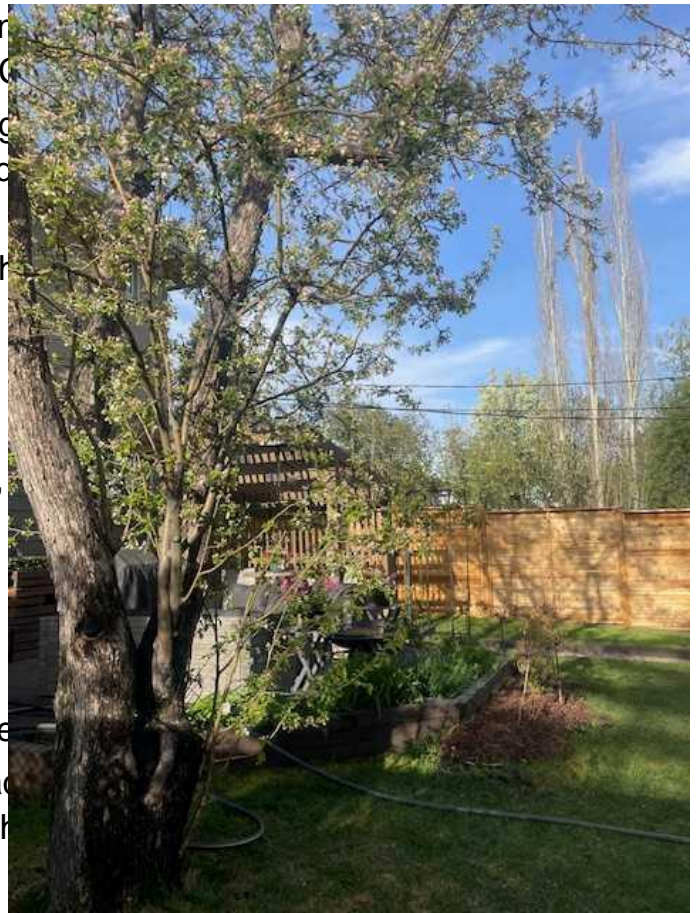
Parking Spaces	1
Parking	Double Garage Detached, Single Garage Detached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Granite Countertops, Separate Entrance, Walk-In Cooler
Appliances	Dishwasher, Dryer, Garage Refrigerator, Washer, Window Humidifier
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Garden, Private Back Lane
Lot Description	Back Lane, Back Yard, Back Yard, Many Trees, Fruit Trees/Shrubs Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete



Additional Information

Date Listed	April 24th, 2025
Days on Market	21
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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