



GRASSROOTS
REALTY GROUP

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428 49 Avenue SW
Calgary, Alberta

MLS # A2264328



\$900,000

Division:	Elboya		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,166 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

There's nothing quite like an established neighborhood if you're looking for mature trees, big yards, and timeless character—and this Elboya bungalow has it all. Beautifully maintained and full of charm, this home is a pleasure to view. From the original hardwood floors to the graceful archways and lovely architectural details, it exudes warmth and style. A bright sunroom welcomes you at the front of the home—an inviting spot to enjoy your morning coffee or unwind with a book. Inside, generous rooms are filled with natural light from large south-facing windows. The main level offers a well sized living room, formal dining room, kitchen and two bedrooms, and the updated bathroom adds a touch of modern comfort. The fully finished lower level provides excellent additional living space, featuring two more bedrooms, a full bathroom, a generous recreation room with oversized windows, and a large laundry area. Outside, the mature landscaping creates a private oasis with spectacular trees, lush gardens, and a generous deck—perfect for relaxing or entertaining. The double detached garage still allows for a spacious backyard. Set on a wonderful street close to downtown, schools, and amenities, this home combines convenience with the tranquility of a well-established area. If you've been dreaming of life in Elboya, this is a must-see property.