



**712 48 Avenue SW  
Calgary, Alberta**

**MLS # A2294523**



**\$1,350,000**

<b>Division:</b>	Elboya		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** TV Bracket Mounts

Welcome to this beautiful bungalow in the highly sought-after community of Elboya—a rare opportunity to own a fully renovated home, thoughtfully renovated down to the studs in 2016. Offering a total of 5 bedrooms and beautifully curated living spaces, this home seamlessly blends modern elegance with everyday functionality. The bright, open-concept main floor is filled with natural light through oversized windows. The white kitchen features a built-in oven and microwave, an overs-sized refrigerator and sleek cabinetry. The living room is anchored by a striking feature wall with electric fireplace, adding warmth and sophistication to the space. A well-designed front mudroom with custom built-in closets and organizers ensures effortless day-to-day living - Custom closets are added throughout the home for storage solutions, including in most of the bedrooms. A show-stopping glass staircase leads to the fully developed lower level, where you’ll find an expansive recreation area with built-in cabinetry, a stylish wet bar, a full bath and two additional bedrooms—ideal for guests or growing families. The dedicated laundry room is equally impressive, featuring ample built-in storage. Step outside to enjoy a beautifully finished outdoor space, complete with a composite side deck, stone patio, and a fully fenced yard—perfect for relaxing or entertaining. Car enthusiasts and hobbyists will appreciate the triple detached garage, wired for electric heat, along with a gravel pad offering additional parking. Additional upgrades include air conditioning and a water softener, ensuring comfort and convenience year-round. Ideally located just minutes from Britannia Shopping Centre, Calgary Golf & Country Club, Stanley Park, and Sandy Beach Park, with easy access to the scenic Elbow River pathways and a quick commute to downtown, this

home offers the perfect balance of luxury living and prime inner-city convenience. A truly turnkey property in one of Calgary's most prestigious neighbourhoods.