



**347 47 Avenue SW
Calgary, Alberta**

MLS # A2297836



\$765,000

Division:	Elboya		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,163 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

Terrific opportunity, in the highly coveted inner-city community of Elboya! Rare 50 x 120 ft Lot with SOUTH facing backyard, offers incredible LAND VALUE on one of Calgary's most prestigious and rapidly transforming streetscapes. Surrounded by stunning custom builds, this is a prime opportunity to purchase at land value and BUILD, HOLD, or RENOVATE. The existing home offers excellent mid-century character + livable functionality, making it ideal to enjoy while planning your future vision. 3 bedrooms, 2 full baths with partly developed lower level with large REC / FAMILY room, BAR area, laundry + abundant storage. PRIVATE SOUTH backyard—mature trees, sun-filled exposure + single detached garage. New HE Furnace and Hot Water Tank + newer HE Washer/Dryer. Walk to Elboya School, Stanley Park, Sandy Beach, Elbow River pathways, Britannia, Chinook Centre + Transit, while being only minutes to downtown Calgary. Act Now and call your favourite Realtor to book a showing! Price at LAND VALUE!