



**616 47 Avenue SW  
Calgary, Alberta**

**MLS # A2298106**



**\$1,500,000**

<b>Division:</b>	Elboya		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,577 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangula		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<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>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Storage, Wet Bar, Wired for Data, Wired for Sound		

**Inclusions:** Projector plus screen and built-in KEF ceiling and wall speakers (basement), TV plus mount (basement), Router for COAX and CAT5, Pegboard in the basement, 3 Ecobee thermostats, and at least 3 temperature sensors, all furnace filters, 2 work benches in basement, Cedar shed (pre-wired for LED lighting), shelving unit (garage south wall )Sprinkler system, controller and remote,

Elboya is one of Calgary's most sought-after inner-city communities, and this home is a standout even within it. With over \$300,000 in capital improvements, it delivers the confidence of a new build without the wait. Recent updates include new carpet upstairs and vinyl flooring in the entryway, mudroom, and half bathroom (2025), fresh paint throughout (2025), a new furnace and hot water tank (2023), landscaping and deck (2020), a new roof (2019), and all windows and doors replaced in 2011. The main floor is bright and well-proportioned, with soaring ceilings and an open-concept layout that connects the family room (with gas fireplace) and kitchen &mdash; practical for daily life and easy for entertaining. Upstairs, four bedrooms on the same level is a layout families with young children will appreciate. The home sits on a tree-lined street steps from the neighbourhood school &mdash; the kind of location that's hard to find and harder to leave. At over 2,500 square feet above grade, and ideally positioned near Britannia Plaza, top-rated schools, and the Elbow River pathway system, this home offers a genuine inner-city lifestyle with an easy downtown commute. The basement is built for enjoyment. A spacious billiards lounge, dedicated media room with projector and surround sound, and a custom granite bar with integrated wine fridge and cold storage room make it a natural gathering space for family and friends. Outside, a massive two-tier Azek composite deck with architectural aluminum railings and an automated In-Lite lighting system sets the tone for summer evenings. The professionally landscaped yard includes a four-zone irrigation system (in the front yard) and a custom 12'x8' cedar shed with matching shake roof &mdash; thoughtful details that carry through to every corner of the property. The technical infrastructure has been

comprehensively modernized: a three-zone high-efficiency HVAC system with Ecobee smart thermostats and UV air purification (2023), CAT5 and coaxial wiring throughout, a 220V EV charging rough-in in the double detached garage, and fully replaced, upsized water and sewer lines with backflow prevention. Truly turnkey homes in Elboya don't become available often. This one is worth seeing in person.