



**312 47 Avenue SW  
Calgary, Alberta**

**MLS # A2151449**



**\$839,000**

<b>Division:</b>	Elboya		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Private, Sloped Up, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Closet Organizers, Crown Molding, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Second washer and dryer, security cameras, rack-box for electronics in basement (components will be removed...owner's personal network)

OPEN HOUSE CANCELLED. PROPERTY IS SOLD (WAITING FOR DEPOSIT). Elegant and sophisticated Elboya bungalow that is loaded with renovations and upgrades. An ideal home for couples or empty nesters. A larger than typical lot (7500 ft<sup>2</sup>) and many mature trees provide a beautiful and private setting. The spacious principal rooms are fabulous for entertaining. The living room enjoys a wood burning FP with slate surround (log lighter), coffered ceiling with recessed lighting, built-in shelving, and a south picture window. The dining room has a full wall of windows that overlook the rear yard and a pair of french doors to access the oversized deck. Renovated kitchen with modern flat-front cabinetry, stainless appliances plus stainless steel counters&hellip;perfect for the accomplished or aspiring Chef. Zen-like primary bedroom with large windows overlooking the rear yard and a huge walk-in-closet updated with California Closet fittings and main floor laundry. Spa-like bath with sliding door, sleek vanity, free-standing tub and large glass walk-in shower. The lower level has an open recreation-family room, bedroom, newer bath and an open office that could easily become a 3rd bedroom. Also a 2nd washer/dryer. Convenient and direct access into the oversized single attached garage which has lots of room for storage. Fully fenced yard and cameras for a security system. This location puts you close to major parks, the Elbow River pathway, walking distance to Britannia Plaza with shops and restaurants and minutes to downtown. Don't miss this special home&hellip;.