

\$929,000 - 704 47 Avenue Sw, Calgary

MLS® #A2232361

\$929,000

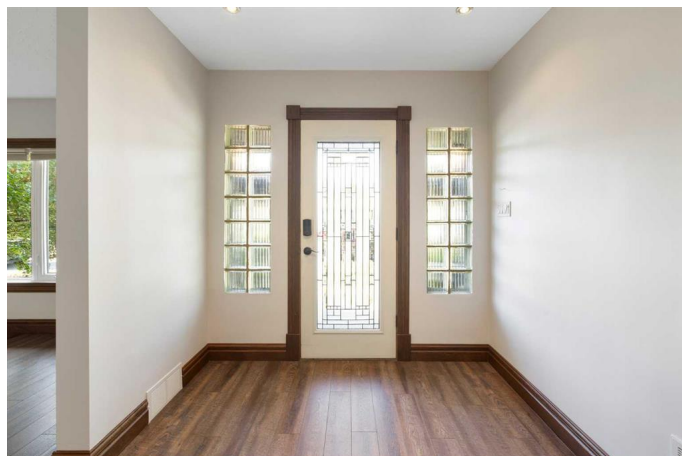
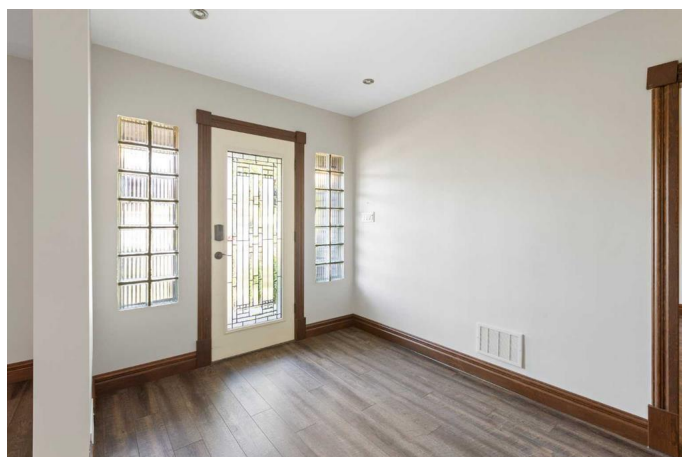
3 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.01 Acres

Elboya, Calgary, Alberta

Welcome to this charming bungalow in the sought-after community of Elboya.

Thoughtfully updated and full of potential, this inviting 3-bedroom, 2-bathroom home is ideal for families, professionals, or those looking to downsize. Freshly painted throughout and featuring a bright, open-concept layout, it offers a double-car garage, generous storage, and a covered breezeway with gated access to the backyard. Recent updates include a fresh coat of paint, new LVP flooring, newer furnace, hot water tank, and shingles—providing added peace of mind for years to come. Step inside to a warm and welcoming living space, where natural light pours in. The main floor boasts luxury vinyl plank flooring, a beautifully renovated kitchen with stainless steel appliances and a cozy breakfast nook, a spacious living room, and a formal dining area—perfect for entertaining. Two bedrooms and a stylish 3-piece bathroom complete the main level. The fully finished lower level adds even more living space, featuring a third bedroom, a comfortable family room, a 4-piece bathroom with heated floors, and a laundry area. Additionally, the basement was originally only partially developed, leaving approximately 600 sq ft of unfinished space ready for customization—whether as a home office, gym, or additional bedrooms. Nestled on a quiet, tree-lined street with wonderful neighbors, this home offers a peaceful retreat while being just minutes from Britannia Plaza, Chinook Centre, Stanley Park, and downtown.



With easy access to Elbow Drive and Macleod Trail, commuting is a breeze. Excellent schools, parks, and local amenities are all close at hand. For developers or those dreaming of a custom build, the property presents fantastic potential. Move in and enjoy, renovate further, or redevelop—the possibilities are endless in this prime location.

Built in 1952

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232361 |
| Price | \$929,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,200 |
| Acres | 0.01 |
| Year Built | 1952 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 704 47 Avenue Sw |
| Subdivision | Elboya |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 1C8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, No Smoking Home, See Remarks |
| Appliances | Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Corner Lot, Front Yard, Landscaped, Lawn, Many Trees |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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