335 47 Avenue SW
Calgary, Alberta

MLS # A2187465

$874,900

Division:	Elboya
Type:	Residential/House
Style:	Bungalow
Size:	999 sq.ft.
Age:	1954 (71 yrs old)
Beds:	3
Baths:	2
Garage:	Double Garage Detached, Insulated
Lot Size:	0.14 Acre
Lot Feat:	Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Tile, Wood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Wood Windows

Inclusions: none

INNER CITY GEM!A beautiful exterior and curb appeal welcomes you inside where you are met with fully RENOVATED 2+1 BEDROOM BUNGALOW plus 1 bedroom WALKOUT BASEMENT ILLEGAL suite. Enjoy HARDWOOD FLOORS, OPEN PLAN KITCHEN DINING AREA offering granite top island, gas stove! LIVING ROOM with gas fireplace and cozy seating area. Two bedrooms and an office (It used to be 3rd bedroom) and an adjoining bath. Upgrades include electrical upgrades and high end light fixtures, oak moldings throughout the house, new insulation and drywall, wood casing, metal clad windows, hot water tank (1 year), roof (5 years), front load washer/dryer (3 years). FULLY DEVELOPED ILLEGAL BASEMENT SUITE offers REC ROOM with another gas fireplace, its thermostat control to keep you warm in the winter, one huge bedroom, full kitchen with tons of cabinet space, 4 pcs bath plus laundry and furnace room. Double GARAGE is fully insulated with back lane access, HUGE SOUTH FACING backyard with large cedar decks, mature trees and low maintenance. An amazing location close to the River Pathways, parks, excellent schools , Elboya school (K-9), Western Canada designated High School , shops (Chinook Mall) Britannia Plaza , Lina’s Italian Market, Sunterra, Browns Social house, Starbucks, Monogram Coffee, Village Ice Cream and so much more!