

435 49 Avenue SW
Calgary, Alberta

MLS # A2214659

\$949,000

Division:	Elboya		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance, Track Lighting, Walk-In Closet(s)		

Inclusions: No

Welcome to Elboya and this beautifully upgraded home on a nicely treed and very private south facing 50ft / 120ft lot, within walking distance to Stanley Park, Sandy Beach and River Park. A short jaunt to the Glencoe Club and blocks to the Calgary Golf and Country Club, this home is centrally located and close to many amenities. Located 2 blocks from Elboya's K-9 English and French Immersion School, this is a stunning family home with new roof, new fences, garage, and backing on to the green space / dog walk. With flowering trees, rose bushes and large private back yard with garden and oversized back deck (34.3 ft / 13.9ft) with lounging area, perfect for dining and entertaining in the summer months. The main floor consists of an open floor plan with a large bay window and wood burning stone & mantle fire place, leading to the dining room with french doors that open onto the south facing deck and backyard. The kitchen boasts a granite sit up bar and counter tops with stainless steel appliances and a large oversized kitchen sink, perfectly placed overlooking the garden. The spacious master bedroom, boasts a 5 piece ensuite with his and her closets sun all day / sunsets in the winter, the second largest bedroom has a large walk in closet and the third bedroom receives lovely evening sun / sunsets in the summer. All floors also facilitate the laundry chute. The basement consists of a fourth bedroom, large family room as well as separate storage and laundry rooms. Only 3 blocks from Britannia Plaza, Sunterra Market, Lina's Pizza, Native Tongues and close to many other amenities including the Glenmore reservoir bike paths, while being a short distance from Glenmore Trail, Deerfoot Trail and less than a ten minute drive to downtown. This home has it all, call to book your private showing today!