

# \$1,099,999 - 703 47 Avenue Sw, Calgary

MLS® #A2210071

**\$1,099,999**

4 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 0.14 Acres

Elboya, Calgary, Alberta

This beautifully updated bungalow is your chance to settle into the prestigious and family-friendly neighborhood of Elboya—just in time for the new school year at Elboya School, located conveniently across the street. With over 2200 square feet of developed living space and three bedrooms above grade, this home offers both charm and functionality on a spacious 50' x 120' corner lot with a sunny south-facing backyard. Perfectly positioned between two fantastic green spaces—Elboya Park just a block away and Britannia Park only two blocks in the other direction—this location is ideal for families who love to get outside. You're also just a short stroll to the scenic Sandy Beach and Stanley Park via the beautiful Britannia Ridge pathway, located only three blocks from your front door. Inside, the home is move-in ready with numerous updates including siding, roof, and a large cedar deck—all completed in 2015. The interior features updated windows, tile kitchen flooring, and a fully renovated main bathroom (2015). The bright and airy living room with a cozy gas fireplace offers views of Calgary's iconic skyline, including the Calgary Tower and Bow Building—particularly stunning at night when the tower lights up in vibrant colors. While mature trees provide privacy and shade in the summer, a potential second-floor addition would offer an unobstructed year-round downtown view. The kitchen is well-equipped for any home chef, with granite countertops, a Wolf gas cooktop,



Miele built-in oven, stainless steel dishwasher, and plenty of cabinetry. The lower level expands your living space with a large family room, a flexible-use room, full bath, laundry area, and durable updated laminate flooring throughout. Step into the sunny backyard, surrounded by mature treesâ€”a perfect setting for entertaining, gardening, or simply relaxing outdoors. Living here means you're close to Britannia Plaza shops, Calgary Golf & Country Club, Chinook Centre, Rockyview Hospital, and have quick access to downtown. Donâ€™t miss your chance to live in one of Calgaryâ€™s most desirable neighborhoodsâ€”703 47 Ave SW is more than just a home; itâ€™s a lifestyle.

Built in 1952

**Essential Information**

MLS® #	A2210071
Price	\$1,099,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,236
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	703 47 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1C7

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Side
# of Garages	2

## Interior

Interior Features	Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	73
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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