

\$900,000 - 428 49 Avenue Sw, Calgary

MLS® #A2264328

\$900,000

4 Bedroom, 2.00 Bathroom, 1,166 sqft

Residential on 0.14 Acres

Elboya, Calgary, Alberta

There's nothing quite like an established neighborhood if you're looking for mature trees, big yards, and timeless character—and this Elboya bungalow has it all. Beautifully maintained and full of charm, this home is a pleasure to view. From the original hardwood floors to the graceful archways and lovely architectural details, it exudes warmth and style. A bright sunroom welcomes you at the front of the home—an inviting spot to enjoy your morning coffee or unwind with a book. Inside, generous rooms are filled with natural light from large south-facing windows. The main level offers a well sized living room, formal dining room, kitchen and two bedrooms, and the updated bathroom adds a touch of modern comfort. The fully finished lower level provides excellent additional living space, featuring two more bedrooms, a full bathroom, a generous recreation room with oversized windows, and a large laundry area. Outside, the mature landscaping creates a private oasis with spectacular trees, lush gardens, and a generous deck—perfect for relaxing or entertaining. The double detached garage still allows for a spacious backyard. Set on a wonderful street close to downtown, schools, and amenities, this home combines convenience with the tranquility of a well-established area. If you've been dreaming of life in Elboya, this is a must-see property.

Built in 1952



Essential Information

MLS® #	A2264328
Price	\$900,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,166
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	428 49 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1G2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot, Treed
Roof	Cedar Shake

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.