

**435 49 Avenue SW**  
**Calgary, Alberta**

**MLS # A2214659**



**\$949,000**

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

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Ceramic Tile, Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance, Track Lighting, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** No

Welcome to Elboya and this beautifully upgraded home (2011) on a nicely treed and very private 50ft / 120ft lot. 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, Stanley Park, Sandy Beach and River Park, while being a short distance from Glenmore Trail, Deerfoot Trail and only a short drive to downtown. The garage has a brand new roof and sellers can get a building permit for a new build if buyers want. Priced to sell, call to book your private showing today!