



\$ 599,900.00

319 47 AVENUE SW CALGARY

<https://paulbrinton.com>

Fantastic Opportunity To Live Up And Rent Down In Elboya! Prime inner-city location within walking distance to Stanley Park and Elbow River pathways. The spacious main level offers three bedrooms, a 4-piece bath and an open living-dining room with hardwood floors and a lovely bay window. The fully renovated contemporary...

- 5 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1117551

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-22 23:19:19

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 09/06/21

Lot size: 5307 sq ft

Year built: 1956

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Carpet,Ceramic
Tile,Hardwood,Laminate

Exterior Features: None

District: CAL Zone CC

Interior Features: Open Floorplan,See
Remarks,Separate Entrance

Roof Type: Asphalt Shingle

Total Parking: 2

Community Features: Park,Schools
Nearby,Playground,Shopping Nearby

Fencing: Fenced

Cooling: None

Lot Features: Back Lane,Back Yard,Few
Trees,Landscaped

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Suite, Walk-Out

Laundry features: In Basement

Transaction Type: For Sale

Photo Count: 26



Levels: One

Zoning: R-C1

List Price Square Foot: \$ 570.21

Rooms Above Grade: 6

Construction Materials: Other,See
Remarks,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Electric
Stove,Garage Control(s),Gas
Stove,Refrigerator,Washer,Window Coverings

Subdivision Name: Elboya

Lot Size Acres: 0.12

Suite: Suite - Illegal

Frontage Metres: 19.86M 65`2"

Living Area SF: 1052.07

Structure Type: House

Restrictions: Restrictive Covenant-Building
Design/Size

