# \$929,000 - 319 45 Avenue Sw, Calgary

MLS® #A2196211

### \$929,000

5 Bedroom, 2.00 Bathroom, 1,113 sqft Residential on 0.21 Acres

Elboya, Calgary, Alberta

Open house: 1-4om Saturday Feb. 22 2025 EXCEPTIONALLY RENOVATED BUNGALOW WITH A HUGE LOT, MODERN UPGRADES, AND OPEN FLOOR PLAN!

Welcome to this stunningly updated bungalow, perfectly situated in a peaceful, family-friendly neighborhood. Boasting 3+2 bedrooms and 2 full bathrooms, this home is ideal for growing families or anyone seeking extra space and comfort.

Step inside to an open floor plan that showcases charming hardwood floors throughout the main living areas. The fully updated kitchen is a chef's dream, featuring sleek countertops, modern appliances, and plenty of storage space. The updated bathroom adds a touch of elegance, blending functionality with style.

Outside, the huge lot offers a beautiful south-facing backyard, perfect for outdoor gatherings, gardening, or simply soaking up the sun. With excellent curb appeal and a prime location in Calgary, this property is just minutes from shopping centers, transit, and all essential amenities.

This home is move-in ready and shows beautifullyâ€"don't wait! Schedule a viewing today before it's gone!







Built in 1955

#### **Essential Information**

MLS® # A2196211 Price \$929,000

Bedrooms 5
Bathrooms 2.00

Full Baths 2

Square Footage 1,113
Acres 0.21
Year Built 1955

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 319 45 Avenue Sw

Subdivision Elboya
City Calgary
County Calgary
Province Alberta
Postal Code T2S 1B3

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Fireplace(s), Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 20th, 2025

Days on Market 45

Zoning R-CG

## **Listing Details**

Listing Office Homecare Realty Ltd.

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