

\$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: 1-4pm Saturday Feb. 22 2025
**EXCEPTIONALLY RENOVATED
BUNGALOW WITH A HUGE LOT, MODERN
UPGRADES, AND OPEN FLOOR PLAN!**

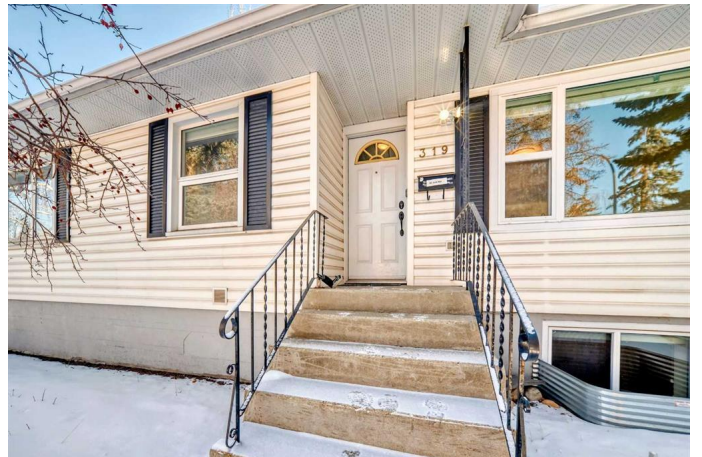
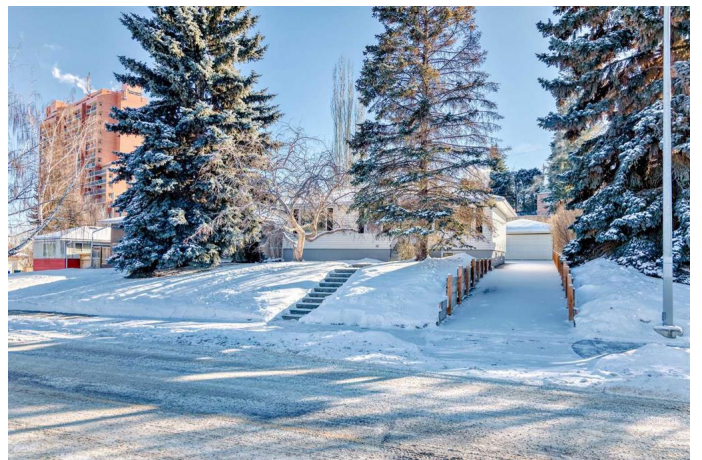
Welcome to this stunningly updated bungalow, perfectly situated in a peaceful, family-friendly neighborhood. Boasting 3+2 bedrooms and 2 full bathrooms, this home is ideal for growing families or anyone seeking extra space and comfort.

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 beautifully! 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 | 41 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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