

\$798,000 - 331 47 Avenue Sw, Calgary

MLS® #A2191191

\$798,000

5 Bedroom, 2.00 Bathroom, 1,319 sqft
Residential on 0.14 Acres

Elboya, Calgary, Alberta

Prime Opportunity in Highly Sought-After Elboya – Ideal for Redevelopment or Renovation!

Located in one of Calgary’s most desirable communities, this 50’ x 120’ lot presents an exceptional opportunity for redevelopment or a stunning renovation. Surrounded by extensively updated homes and brand-new builds, this property is perfect for investors, builders, or homeowners looking to create their dream home.

This charming mid-century residence offers solid bones, including original oak hardwood floors (sanded in 2022) and a bright, fully fenced, south-facing backyard with mature trees. The main level features a spacious living and dining area with original ceiling details and large picture windows that flood the space with natural light. The upper floor includes three generously sized bedrooms and a four-piece bathroom – ideal for families.

The fully developed basement (unregistered illegal secondary suite DP started) provides additional living space with a large recreation/family room with wood burning stove (currently capped), bar, den, bedroom, kitchen appliances, full bathroom and laundry area. The expansive backyard is fully fenced and includes a large patio, perfect for outdoor entertaining.

Recent updates include roof, furnace, and hot



water tank (2010). Whether you choose to renovate and modernize or redevelop entirely, this property is a rare find in a prime location—just steps from Elboya School, Stanley Park, the Elbow River, and transit, with Chinook Mall and downtown Calgary only minutes away.

Don't miss this chance to secure a premium lot in a rapidly transforming neighborhood!

Built in 1955

Essential Information

MLS® #	A2191191
Price	\$798,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,319
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	331 47 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1C1

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	Storage
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2025
Days on Market	40
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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