

# \$1,139,999 - 703 47 Avenue Sw, Calgary

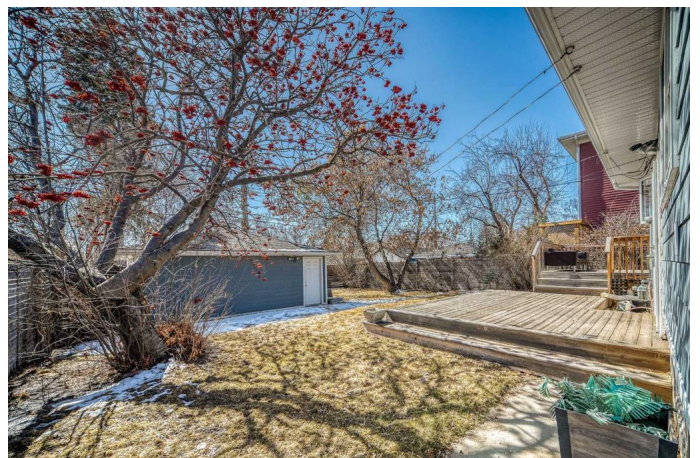
MLS® #A2210071

**\$1,139,999**

4 Bedroom, 2.00 Bathroom, 1,236 sqft  
Residential on 0.14 Acres

Elboya, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 12TH  
12PM-3PM. This beautifully updated bungalow is your chance to settle into the prestigious and family-friendly neighborhood of Elboya—just in time for the new school year at Elboya School, located conveniently across the street. With over 2200 square feet of developed living space and three bedrooms above grade, this home offers both charm and functionality on a spacious 50' x 120' corner lot with a sunny south-facing backyard. Perfectly positioned between two fantastic green spaces—Elboya Park just a block away and Britannia Park only two blocks in the other direction—this location is ideal for families who love to get outside. You're also just a short stroll to the scenic Sandy Beach and Stanley Park via the beautiful Britannia Ridge pathway, located only three blocks from your front door. Inside, the home is move-in ready with numerous updates including siding, roof, and a large cedar deck—all completed in 2015. The interior features updated windows, tile kitchen flooring, and a fully renovated main bathroom (2015). The bright and airy living room with a cozy gas fireplace offers views of Calgary's iconic skyline, including the Calgary Tower and Bow Building—particularly stunning at night when the tower lights up in vibrant colors. While mature trees provide privacy and shade in the summer, a potential second-floor addition would offer an unobstructed year-round downtown view. The kitchen is well-equipped for any home chef,



with granite countertops, a Wolf gas cooktop, Miele built-in oven, stainless steel dishwasher, and plenty of cabinetry. The lower level expands your living space with a large family room, a flexible-use room, full bath, laundry area, and durable updated laminate flooring throughout. Step into the sunny backyard, surrounded by mature trees—a perfect setting for entertaining, gardening, or simply relaxing outdoors. Living here means you're close to Britannia Plaza shops, Calgary Golf & Country Club, Chinook Centre, Rockyview Hospital, and have quick access to downtown. Don't miss your chance to live in one of Calgary's most desirable neighborhoods—703 47 Ave SW is more than just a home; it's a lifestyle.

Built in 1952

### Essential Information

MLS® #	A2210071
Price	\$1,139,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,236
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	703 47 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2S 1C7

### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Garage Faces Side

# of Garages 2

### **Interior**

Interior Features Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters

Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Lane, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 9th, 2025

Days on Market 3

Zoning R-CG

### **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.