

# \$775,000 - 323 45 Avenue Sw, Calgary

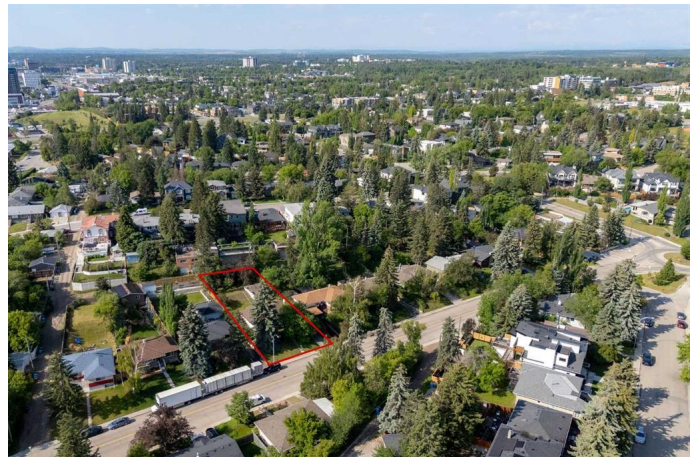
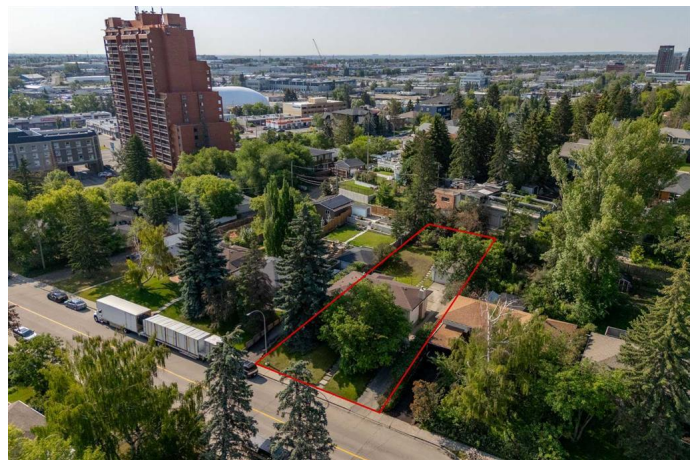
MLS® #A2231368

**\$775,000**

3 Bedroom, 1.00 Bathroom, 1,053 sqft  
Residential on 0.20 Acres

Elboya, Calgary, Alberta

Located in the highly coveted inner-city community of Elboya, this exceptional 819 SQ.M lot offers a rare redevelopment or renovation opportunity. Boasting original mid-century charm—including oak hardwood floors, detailed ceilings, and expansive picture windows. The home features a generous living and dining area, three well-sized bedrooms, and a four-piece bathroom on the main level. The fully developed basement adds even more versatility with a large rec/family room anchored by a wood-burning fireplace, a bar area, and convenient laundry facilities. Outside, the bright, south-facing backyard is private and fenced, with mature trees and a deck perfect for entertaining. While retaining much of its character, smart updates have already been completed, such as a new roof and siding (2015), furnace (2024), hot-water tank (2017), plus a modern washer (2018). Situated amid an impressive wave of high-end infills and custom homes, the property lies just steps from Elboya School, Stanley Park, and the Elbow River paths, with quick transit access and minutes from Chinook Centre and downtown Calgary. This property combines a premium lot, solid mid-century bones, and an ultra-desirable Elboya locale undergoing significant regeneration. Whether you're envisioning a sleek new build or an inspired renovation, the opportunity here is rare—now is the time to act. Call your favorite realtor to book a showing today!!



Built in 1955

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231368    |
| Price          | \$775,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,053       |
| Acres          | 0.20        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 323 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   | 6                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Basement, Wood Burning   |
| Has Basement      | Yes  |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 18th, 2025  
Days on Market        8  
Zoning                    R-CG

**Listing Details**

Listing Office            CIR Realty

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