

\$1,049,000 - 412 46 Avenue Sw, Calgary

MLS® #A2246618

\$1,049,000

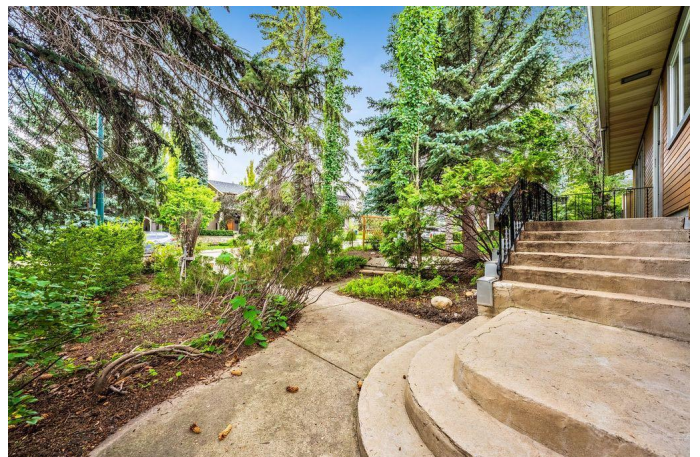
3 Bedroom, 2.00 Bathroom, 1,616 sqft

Residential on 0.01 Acres

Elboya, Calgary, Alberta

Very interesting property in the wonderful Elboya district! The home is beautifully located close to Elboya Park, and Stanley Park in one of the highly desired parts of Elboya with many lovely homes. One very interesting feature, is that the rear garden and driveway backs directly onto Brunswick Avenue. The home had a major addition plus renovations several years ago. There is a double rear garage attached under part of this addition with a driveway giving access to Brunswick Avenue. One of the first built homes (1953) solid and ready for your own further decorating ideas. With the natural rear slope of the property it is also perfectly situated for your new dream home with a walk out lower level! The garden is full of mature trees in clouding tall fir trees. There are several varieties of fruit bearing trees and shrubs. One can choose different outdoor sitting areas, plus a balcony/porch off the family room over looking the rear garden. The garden has a very comfortable peaceful country/ cottage feel, with lots of birds, even blue jays. Newer maple kitchen cabinets and quality appliances including a JennAir downdraft counter top, plus a Bosch built in oven. Newer laundry room cabinets and washer/dryer. Solid oak and maple floors through most of the main floor, plus the raised floors in the lower level. The large bath in the lower level has a built in sun tanning system, plus room for some gym equipment.

Built in 1953



Essential Information

MLS® #	A2246618
Price	\$1,049,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,616
Acres	0.01
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	412 46 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S1B7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Rear, Rear Drive
# of Garages	2

Interior

Interior Features	Bookcases, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Partially Finished, See Remarks, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Rain Gutters
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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