

# \$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!**

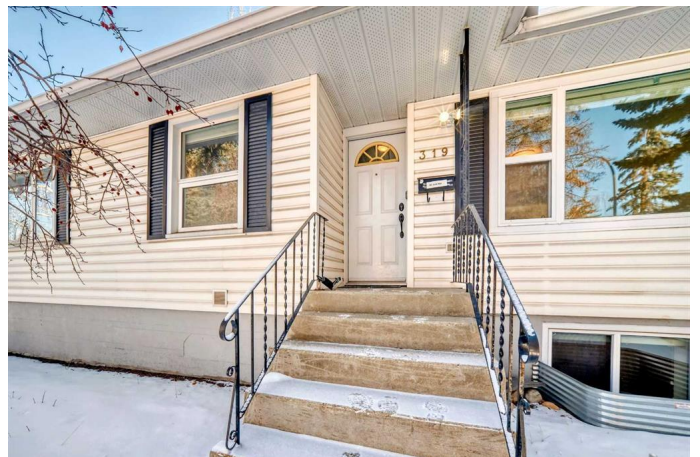
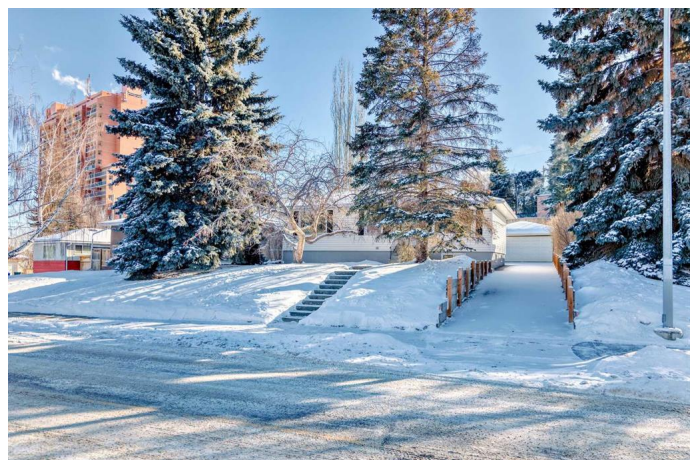
Welcome to this stunningly updated bungalow, perfectly situated in a peaceful, family-friendly neighborhood. Boasting 3+2 bedrooms and 2 full bathrooms, this home is ideal for growing families or anyone seeking extra space and comfort.

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	51
Zoning	R-CG

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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