

719 49 Avenue SW  
Calgary, Alberta

MLS # A2285408



## \$849,000

<b>Division:</b>	Elboya		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

This upgraded and move-in-ready bungalow offers a rare combination of privacy and unbeatable walkability in the heart of Elboya. Situated directly across from the open green space of the St. Anthony school field, you'll enjoy expansive views and no neighbours directly in front. The main floor is bright and inviting, featuring large living room windows that frame the park views. While maintaining a traditional layout, the dining room is perfectly situated beside the kitchen for easy entertaining and day-to-day flow. The main floor is highlighted by a large primary suite featuring extensive wall-to-wall built-in closets. Two additional good-sized bedrooms offer the perfect setup for children's rooms or dedicated home offices. A renovated 3-piece bath completes the main level. The fully finished basement has been updated to include a modern laundry room, a spacious family room, an additional renovated full bathroom, and two large bedrooms. With a separate entrance and laundry situated outside the living area, the basement is well-configured for a potential legal suite (subject to City of Calgary discretionary approval and permitting). The private, south-facing backyard is designed for both relaxation and entertaining. A large tiered deck provides a perfect space for outdoor lounging and dining amidst perennial beds and a raspberry patch. A double detached heated garage provides comfort year-round, and a large gravel parking pad beside the garage accommodates two additional vehicles. Perfect for extra cars, a boat, or a small utility trailer. Experience the rare luxury of park-front peace and Britannia's best amenities just steps from your front door.