

319 45 Avenue SW
Calgary, Alberta

MLS # A2302952



\$928,000

| | | | |
|------------------|--------------------------------------|---------------|-------------------|
| Division: | Elboya | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,127 sq.ft. | Age: | 1955 (71 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Back Lane, Low Maintenance Landscape | | |

Heating: Fireplace(s), Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

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 just freshly painted and move-in ready, shows beautifully—don't wait! Schedule a viewing today before it's gone!