

\$1,099,999 - 703 47 Avenue Sw, Calgary

MLS® #A2243765

\$1,099,999

4 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 0.14 Acres

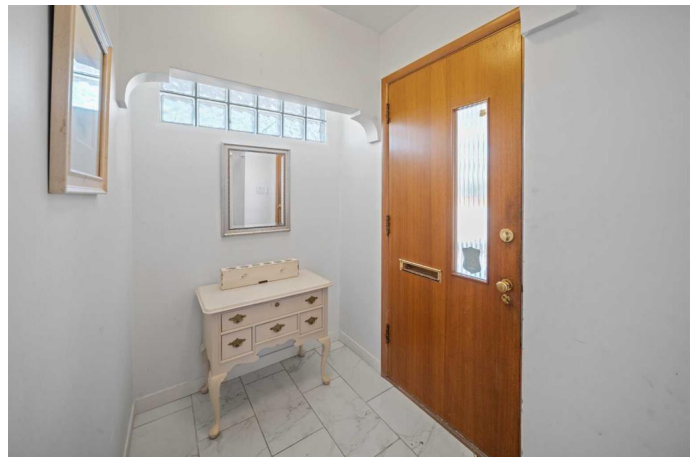
Elboya, Calgary, Alberta

Timeless Elegance in Elboya. Welcome to this beautifully updated bungalow nestled in the heart of prestigious Elboya—a family-friendly community that blends charm, convenience, and connectivity. Situated on a spacious 50' x 120' corner lot with a sunny south-facing backyard, this home offers over 2,200 sq ft of developed living space and a layout designed with families in mind, including three bedrooms above grade.

Just steps away from Elboya School and surrounded by green spaces—Elboya Park a block away and Britannia Park just two blocks further—this location encourages an active lifestyle. The Britannia Ridge pathway offers a scenic stroll to Sandy Beach and Stanley Park, only three blocks from your front door.

This move-in-ready residence has been thoughtfully updated, with siding, roof, and a spacious cedar deck all completed in 2015. Inside, enjoy updated windows, stylish tile flooring in the kitchen, and a fully renovated main bathroom (2015). The bright living room with a cozy gas fireplace frames picturesque views of Calgary's skyline—including the Calgary Tower and Bow Building—a dazzling sight after dark.

The kitchen is a chef's dream, featuring granite countertops, a Wolf gas cooktop, Miele built-in oven, stainless steel dishwasher, and ample cabinetry. The lower level adds versatility with a generous family room, an additional flex room, full bath, laundry area, and updated laminate flooring throughout.



Step outside into a sun-drenched backyard surrounded by mature trees—ideal for entertaining, gardening, or quiet relaxation. With the potential for a second-storey addition, take full advantage of the unobstructed downtown views year-round. Enjoy the best of Calgary living with easy access to Britannia Plaza, Calgary Golf & Country Club, Chinook Centre, Glenmore Reservoir, Rockyview Hospital, and downtown—all just minutes away. 703 47 Avenue SW isn't just a home—it's an opportunity to live in one of Calgary's most desirable inner-city neighborhoods.

Built in 1952

Essential Information

MLS® #	A2243765
Price	\$1,099,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,236
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	703 47 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1C7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Side
# of Garages	2

Interior

Interior Features	Built-in Features, Chandelier, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.