

# \$900,000 - 428 49 Avenue Sw, Calgary

MLS® #A2264328

**\$900,000**

4 Bedroom, 2.00 Bathroom, 1,166 sqft

Residential on 0.14 Acres

Elboya, Calgary, Alberta

There's nothing quite like an established neighborhood if you're looking for mature trees, big yards, and timeless character—and this Elboya bungalow has it all. Beautifully maintained and full of charm, this home is a pleasure to view. From the original hardwood floors to the graceful archways and lovely architectural details, it exudes warmth and style. A bright sunroom welcomes you at the front of the home—an inviting spot to enjoy your morning coffee or unwind with a book. Inside, generous rooms are filled with natural light from large south-facing windows. The main level offers a well sized living room, formal dining room, kitchen and two bedrooms, and the updated bathroom adds a touch of modern comfort. The fully finished lower level provides excellent additional living space, featuring two more bedrooms, a full bathroom, a generous recreation room with oversized windows, and a large laundry area. Outside, the mature landscaping creates a private oasis with spectacular trees, lush gardens, and a generous deck—perfect for relaxing or entertaining. The double detached garage still allows for a spacious backyard. Set on a wonderful street close to downtown, schools, and amenities, this home combines convenience with the tranquility of a well-established area. If you've been dreaming of life in Elboya, this is a must-see property.

Built in 1952



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264328    |
| Price          | \$900,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,166       |
| Acres          | 0.14        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 428 49 Avenue Sw |
| Subdivision | Elboya           |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 1G2          |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 2                                                             |
| Parking        | Alley Access, Double Garage Detached, Off Street, Parking Pad |
| # of Garages   | 2                                                             |

## Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | No Smoking Home, See Remarks |
| Appliances        | Dishwasher, Dryer, Washer    |
| Heating           | Forced Air, Natural Gas      |
| Cooling           | None                         |
| Has Basement      | Yes                          |
| Basement          | Full                         |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Treed |
| Roof              | Cedar Shake                                  |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 16                 |
| Zoning         | R-CG               |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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