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**Royal LePage Mission Real Estate**  
#100 3595 114 Ave SE  
Calgary, AB  
T2Z 3X2



432 48 Avenue, Calgary, Alberta, T2S 1E3, Ca

MLS®# C4010259



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Property Value	\$834,900
Type	House
Style	Bungalow
Basement	Full
Parking	1
Year Built	1952
Lot Size Area	5,995.50 sq.ft.
Bedrooms	3
Bathrooms	2 full

## Description

This 1070 sq ft renovated bungalow the heart of sought after Elboya, a desired family neighbourhood, with an open concept main level, newer kitchen including ample cabinets, huge centre island, stainless appliances, granite counters, newer windows and tons more. Two spacious bedrooms on the main level, hardwood floors, renovated bathrooms, fully developed basement and an oversized garage with large yard, mature trees and patio. This is a great opportunity to move right in and enjoy, further renovate to your own style or build your dream residence. One block to Elboya school offering K-9 and 5-9 French Immersion, one block to the massive playground and playing field. Access Western Canada High School. Walking distance to Britannia shops, Chinook, Stanley Park with walking paths, swimming pools and tennis courts, easy access to the downtown core, Glencoe Club, Calgary Golf & Country Club and 4th street shops and restaurants and transit. This is what inner city family living is all about.



