

# \$995,000 - 315 45 Avenue Sw, Calgary

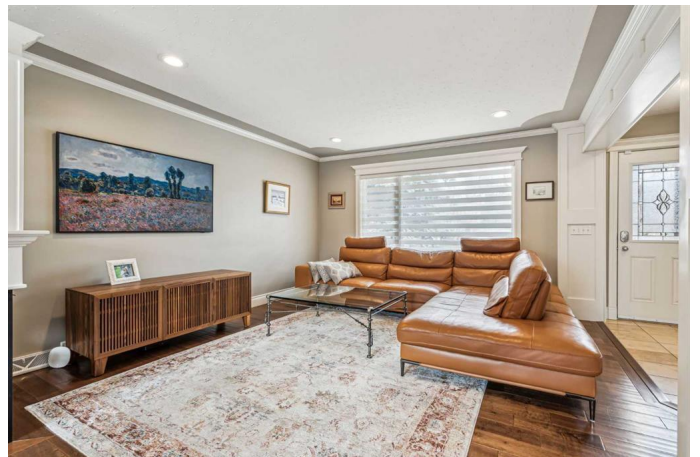
MLS® #A2206176

**\$995,000**

3 Bedroom, 4.00 Bathroom, 1,164 sqft  
Residential on 0.17 Acres

Elboya, Calgary, Alberta

Rarely do homes of this quality come to market, truly turn key! Taken down to the studs in 2010, the renovation is timeless and done to the highest standard. The large and functional entry allows plenty of room for guests and opens directly onto the spacious living room, with plenty of room for entertaining. Beautiful maple floors enhance flow throughout the common rooms, making every room open seamlessly to one another. The dining room is bathed in light from the large south windows, providing a stunning view of the jaw dropping landscaping of the massive backyard. Open kitchen is appointed with only top shelf finishings and appliances, featuring brand Bosch refrigerator, and Miele triple rack dishwasher, complete with auto dispense. All cooks will love the gas range, and the granite counters and solid maple cabinets lend an air of sophistication. Master bedroom boasts plenty of room for a king and the ensuite includes double sinks, and large 10 ml glass shower. Walk in closet features custom organizers, providing plenty of storage space. The main floor office is easily converted into second bedroom but works perfectly for functional working from home. Lower level is fully developed with new carpet throughout [2021], and offers games area, large entertaining/media room, full 4 piece bath and 2 ample, legal bedrooms, one currently being used as a gym. Stepping out the back door is when the magic happens! The huge private south yard has been



transformed into a paradise, complete with waterfall and pond features, stone terracing, trees and flowering bushes. Enjoy it all from the oversize freshly painted deck, complete with hot tub and gas line for barbeque or heater. The oversize 26 x 26 garage is insulated and heated and comes with a 40 Amp charger, perfect for cars, toys and even room for storage. This home comes with central air conditioning but the show stopper is the massive solar panel generating system; 18.7 kW with 2 inverters and 52 panels situated on both the home and garage that produce over \$4000 a year in profit! Situated 10 minutes from downtown, 5 minutes from Chinook Centre, the location is prime inner city SW. A 5 minute walk to Stanley Park opens up a whole world of outdoor adventure, skating and tobogganing in the winter and endless summer activities of swimming, tennis, baseball, biking and access to the Elbow River. This elegant home has every detail of comfort and sophistication, and is a one of a kind gem, not to be missed! OPEN HOUSE SATURDAY MARCH 29th, 1-3:30

Built in 1955

### **Essential Information**

MLS® #	A2206176
Price	\$995,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	1,164
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	315 45 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1B3

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Crown Molding, Granite Counters, Smart Home, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Stove, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Private, Creek/River/Stream/Pond, Secluded, Waterfall
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	22

Zoning                      R-CG

**Listing Details**

Listing Office              Royal LePage Solutions

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.