

# \$775,000 - 323 45 Avenue Sw, Calgary

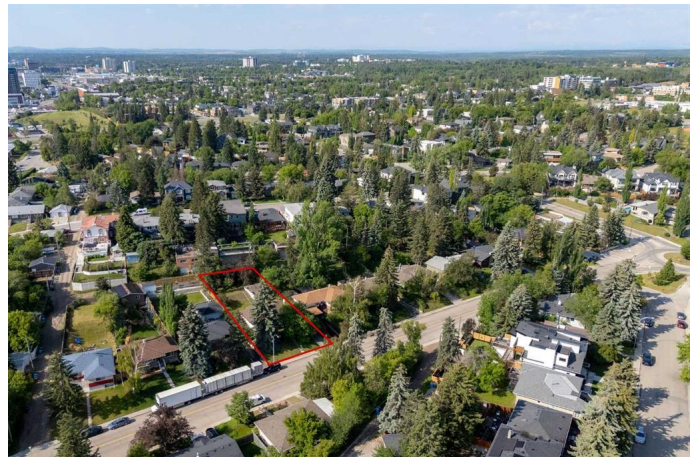
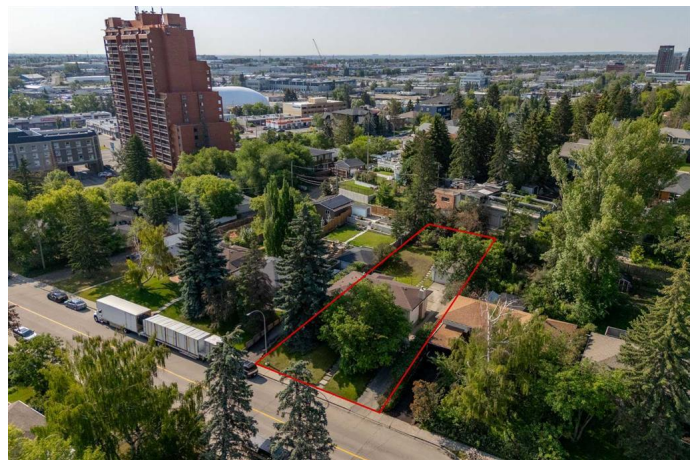
MLS® #A2231368

**\$775,000**

3 Bedroom, 1.00 Bathroom, 1,053 sqft  
Residential on 0.20 Acres

Elboya, Calgary, Alberta

Located in the highly coveted inner-city community of Elboya, this exceptional 819 SQ.M lot offers a rare redevelopment or renovation opportunity. Boasting original mid-century charm—including oak hardwood floors, detailed ceilings, and expansive picture windows. The home features a generous living and dining area, three well-sized bedrooms, and a four-piece bathroom on the main level. The fully developed basement adds even more versatility with a large rec/family room anchored by a wood-burning fireplace, a bar area, and convenient laundry facilities. Outside, the bright, south-facing backyard is private and fenced, with mature trees and a deck perfect for entertaining. While retaining much of its character, smart updates have already been completed, such as a new roof and siding (2015), furnace (2024), hot-water tank (2017), plus a modern washer (2018). Situated amid an impressive wave of high-end infills and custom homes, the property lies just steps from Elboya School, Stanley Park, and the Elbow River paths, with quick transit access and minutes from Chinook Centre and downtown Calgary. This property combines a premium lot, solid mid-century bones, and an ultra-desirable Elboya locale undergoing significant regeneration. Whether you're envisioning a sleek new build or an inspired renovation, the opportunity here is rare—now is the time to act. Call your favorite realtor to book a showing today!!



Built in 1955

**Essential Information**

MLS® #	A2231368
Price	\$775,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,053
Acres	0.20
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	323 45 Avenue Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1B3

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	6

**Interior**

Interior Features	No Animal Home
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 18th, 2025  
Days on Market        5  
Zoning                    R-CG

**Listing Details**

Listing Office            CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.